This instrument prepared by:

Brian O. Bowhan, Attorney
4741 Trousdale Drive #118
Nashville, TN 37220

**New owner's address:**
Lorae Lynch
8207 Sawyer Brown Road
Unit C-5
Nashville, TN 37221

**Send tax bills to:**
Same

**Map-parcel numbers:**
Map 142-1A
Par 17-17A
FB# 9D64532

QUITCLAIM DEED

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, RUSSELL WILLIS and LORAE LYNCH, (hereinafter called "GRANTORS"), by these presents do hereby quitclaim, transfer, convey unto LORAE LYNCH, (hereinafter called "GRANTEE"), all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows, to-wit:

Unit No. C-5, together with the Carport designated No. C-5-C, in River Plantations, Section One, A Condomininum, A Horizontal Property Regime, located on Highway 70 South, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section One, Condominium Apartments, recorded in Book 4460, page 59, of the Register's Office for Davidson County, Tenessee and described in Office a Master Deed, recorded in Book 4562, page 474, of the Register's Office of Davidson County, Tennessee to which reference is hereb made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of River Plantations, Section One, Condominium Apartments, contained in the Master Deed, and the By-laws appended thereto, recorded in Book 4562, page 474, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Karen Johnson Davidson County
Batch# 244547 DEEDQC
06/17/2019 03:10:05 PM 3 pgs
Fees: $18.00 Taxes: $296.00

20190617-0058189

This is improved property known as 8207 Sawyer Brown Road, Unit C-5 Nashville, TN 37221.

BEING the same property conveyed to RUSSELL WILLIS and sister, LORAE LYNCH by Will from Margaret Willis, Probate Docket# 12P147, of record in Instrument Number 20190617-0058188 Register's Office for Davidson County.

This legal description is the same as the previous deed of record furnished by the parties.

It is expressly understood that the Grantees herein shall assume the unpaid balance of a note, secured by a Deed of Trust of record in Book 4582, page 273, Register's Office for Davidson County, Tennessee, payable to Home Federal Savings and Loan Association of Nashville.

**AND NOW, THEREFORE**, I, the said RUSSELL WILLIS and LORAE LYNCH Grantors, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim, transfer, and convey unto Grantee, LORAE LYNCH, her heirs and assigns, IN FEE SIMPLE ABSOLUTE all my right, title and interest, with the appurtenances, estate, title thereto belonging in the said property hereinabove described

and set forth, to which reference is heremade and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

Witness my hand this 20 day of MAY, 2019.

Russell Willis ✓
RUSSELL WILLIS

The actual consideration of value, whichever is greater, for this transfer is $80,000.

ACKNOWLEDGMENT

STATE OF MINNESOTA ]
COUNTY OF Rice ]

Personally appeared before me, ~~Russell Willis~~ Daniel D. Scheffler, a Notary Public in and for said County and State, RUSSELL WILLIS, the within named bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), whom acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Dundas, Minnesota, this 20th day of MAY, 2019.

D. Scheffler My commission expires: 1-31-23

DANIEL DAVID SCHEFFLER
Notary Public-Minnesota
My Commission Expires Jan 31, 2023

Witness my hand this 29 day of May, 2019.

Lorae W Lynch
LORAE LYNCH

ACKNOWLEDGMENT

STATE OF TENNESSEE ]
COUNTY OF Davidson ]

Personally appeared before me, Octavia Carter, a Notary Public in and for said County and State, LORAE LYNCH, the within named bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), whom acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of May, 2019.

Octavia Carter My commission expires: November 8, 2022
Notary Public

OCTAVIA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Exp. Nov. 8, 2022

AFFIDAVIT

STATE OF MINNESOTA ]
COUNTY OF _____]

This transfer is in implementation of a property agreement between the parties.

_____
RUSSELL WILLIS

Subscribed and sworn to before me this _____ day of _____, 2019.

_____My commission expires: _____.
Notary Public

AFFIDAVIT

STATE OF TENNESSEE ]
COUNTY OF Davidson ]

This transfer is in implementation of a property agreement between the parties.

Lorae L. Lynch
LORAE LYNCH

Subscribed and sworn to before me this 29th day of May, 2019.

Octavia Carter _____My commission expires: 11/08/2022
Notary Public

OCTAVIA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Exp. Nov. 8, 2022

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or true value, whichever is greater for this transfer is**
**$** _____
_____ **Affiant**
**Subscribed and sworn before me this the**
**17 Day of June, 2019.**
_____, **Deputy Register**