Karen Johnson Davidson County
Batch# 272130 DEEDQC
08/15/2019 01:52:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190815-0081833

Commitment Number: 25462152
Seller's Loan Number: 400361200

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Richard Dean Lawson, trustee and **Mary Ann Lawson, trustee**, 107 Robin Spring Road Nashville, TN 37220

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
131 12 0B 003.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Mary Ann Lawson and **Richard D. Lawson A/K/A Richard Dean Lawson, wife and husband**, whose mailing address is **107 Robin Spring Road Nashville, TN 37220**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Richard Dean Lawson and Mary Ann Lawson, trustees of The Lawson Family Personal Residence Trust dated December 1, 2016**, hereinafter grantees, whose tax mailing address is **107 Robin Spring Road Nashville, TN 37220**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

A certain condominium located in Davidson County, Tennessee, being Unit No. 2-A on the Plan of Robin Springs, a Horizontal Property Regime, as of Plan record in Plat Book 6250, Page 170, Register's Office for Davidson County, Tennessee, said regime having been established by Master Deed of record in Book 6401, Page 431, as amended in Book 10173, Page 4787 and Instrument No. 20140311-0020413, said Register's Office. The easements,

covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners, and tenants of Robin Springs contained in the Master Deed and By-Laws appended thereto recorded in Book 6401, Page 431, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same parcel conveyed to Mary Ann Lawson and Richard D. Lawson from Judy Wilson, by virtue of a deed dated 12/17/2018, recorded 12/20/2018, as instrument no. 20181220-0123906 county of Davidson , state of Tennessee.

Assessor's Parcel No: 131 12 0B 003.00

Property Address is: 107 Robin Spring Road Nashville, TN 37220

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20181220-0123906 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 131 12 0B 003.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on Aug 5, 2019:

Mary Ann Lawson

Richard D. Lawson A/K/A Richard Dean Lawson

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 5 Aug, 2019 by **Mary Ann Lawson** and **Richard D. Lawson A/K/A Richard Dean Lawson** who are personally known to me or have produced a TN DL as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Barbara Collins
Notary Public

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires
Nov. 26, 2022

True Copy Certification

I, Jaime L. Petrosky, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jaime L. Petrosky
Signature

State of PA

County of Allegheny

Personally appeared before me, [Name of Notary] Melanie Miller, a notary public for this county and state, [name of person making certification*] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

* Jaime L. Petrosky

Notary's Signature

My Commission Expires: 4-27-2022
Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
Melanie Miller, Notary Public
Beaver County
My commission expires April 27, 2022
Commission number 1223686
Member, Pennsylvania Association of Notaries