This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 290622 DEEDQC
09/24/2019 03:23:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190924-0097085

# QUITCLAIM DEED

Address New Owners:
Neville W. Reay and
Fleda B. Anderson
4102 Lone Oak Rd B
Nashville, TN 37215

Send Tax Bills To:
same

Map/Parcel Number:
117150D00200CO

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Neville W. Reay and Fleda B. Anderson (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to Neville W. Reay and Fleda B. Anderson (the "Grantees"), as equal tenants in common, in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit No. B in Lone Oak Townhomes, a Private Element Horizontal Property Regime, located on Lone Oak Road, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, and Restrictions and By-Laws for Lone Oak Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20031231-0184999, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners and tenants of Lone Oak Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing in Instrument No. 20031231-0184999, and By-Laws appended thereto, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.
>
> Being the same property conveyed to Neville W. Reay and Fleda B. Anderson by Warranty Deed from David F. Benskin and wife, Nancy Benskin, in Instrument No. 20091123-0107144, in the Register's Office of Davidson County, Tennessee.
>
> The legal description is the same as the previous deed of record.

This is improved property known as 4102 Lone Oak Rd B, Nashville, Tennessee 37215.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

**The purpose of this conveyance is to vest title to the interest in property being transferred by this deed one-half (1/2) in the name of Neville W. Reay and one-half (1/2) in the name of Fleda B. Anderson, as equal tenants in common without rights of survivorship.**

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 24th day of September, 2019.

Neville W. Reay
Neville W. Reay, Grantor

Fleda B Anderson
Fleda B. Anderson, Grantor

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Neville W. Reay, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 24th day of September, 2019.

Meghan E. Reed
Notary Public

My Commission Expires: September 7, 2021

MEGHAN E. REED STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SEPTEMBER 7, 2021 DAVIDSON COUNTY

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Fleda B. Anderson, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 24th day of September, 2019.

Meghan E. Reed
Notary Public

My Commission Expires: September 7, 2021

MEGHAN E. REED STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SEPTEMBER 7, 2021 DAVIDSON COUNTY

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

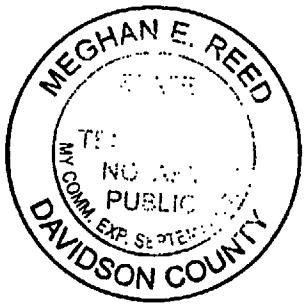
This transfer is exempt from taxation pursuant to T.C.A. §67-4-409(a)(3)(A).

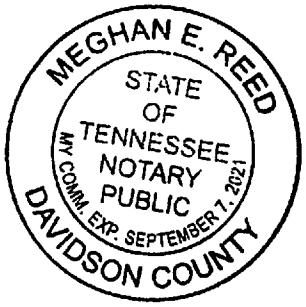
Carla L Lovell
Affiant

Subscribed and sworn to before me this 24th day of September, 2019.

Meghan E. Reed
Notary Public

My Commission Expires: September 7, 2021



## CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, 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.

Carla L Lovell
Carla L. Lovell

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Carla L. Lovell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 24th day of September, 2019.

Meghan E. Reed
Notary Public

My Commission Expires: September 7, 2021

