Prepared By:
Richard A Levine
Law Office of Richard A. Levine, P.C.
30752 Southview Dr., #150
Evergreen, CO 80439

After Recording Return To:
Cheryl Ott, Trustee
28543 Hummingbird Hill Road
Conifer, Colorado 80433

Karen Johnson Davidson County
Batch# 314708 DEEDQC
11/13/2019 08:19:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191113-0116712

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On August 19, 2019 THE GRANTOR(S),

- Susan A. Lawson, a single person,

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Susan Anne Lawson Irrevocable Trust, Cheryl Ott, Trustee, residing at 28543 Hummingbird Hill Rd, Conifer, Jefferson County, Colorado 80433

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee

Legal Description:

BEING land in Davidson Cunty, Tennessee, being the westerly 45 feet of Lot No. 25 on the Map of William Coleman's Subdivision of part of the Radnor College Lane, as of record in Book 547, Page 181, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Johnathan C. Moore and wife, Bonnie E. Moore, by warranty deed August 16, 1995, from Ronnie W. Hall, and recorded 9/13/95 in Book 9793, Page 100, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Susan Lawson, unmarried by Warranty Deed dated February 23, 2003 and recorded 2/25/03 as Reception No. 20030225-0024860, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

The foregoing is the same legal description as appears in the previous deed of record.

Map/Group: 133-1
Parcel 64.00

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

This is a transfer from the individual to her irrevocable trust.

Tax Parcel Number: 133-1-64.00

Mail Tax Statements To:
Susan Anne Lawson Irrevocable Trust, Cheryl Ott Trustee
28543 Hummingbird Hill Road
Conifer, Colorado 80433

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: Aug 19, 2019

Susan A. Lawson

Susan A. Lawson
28543 Hummingbird Hill Rd
Conifer, Colorado, 80433

STATE OF COLORADO, COUNTY OF JEFFERSON, ss:

This instrument was acknowledged before me on this 19 day of August, 2019 by Susan A. Lawson.

DONYCE LG NESS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20034027519
MY COMMISSION EXPIRES AUGUST 18, 2023

Donyce LG Ness
Notary Public

My commission expires 8-18-23

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Susan A. Lawson
Affiant
Affiant's Name: Susan A. Lawson

STATE OF COLORADO, COUNTY OF JEFFERSON, ss:

This instrument was acknowledged before me on this 19 day of August, 2019by Susan A. Lawson.

DONYCE LG NESS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20034027519
MY COMMISSION EXPIRES AUGUST 18, 2023

Donyce LG Ness
Notary Public

My commission expires 8-18-23

True Copy Certification

I, Richard A. Levine, 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.

Signature

State of Colorado)
)ss.
County of Jefferson)

Personally appeared before me, Donyce L.G. Ness, a notary public for this county and state, Richard A. Levine who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 8/18/23
Notary Seal (if on paper)

DONYCE LG NESS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20034027519
MY COMMISSION EXPIRES AUGUST 18, 2023