This instrument prepared by:
First American Title Attn: Recording Team
4795 Regent Blvd
Irving, Texas 75063
866-264-7799

File No.: **1050540LV**

Karen Johnson Davidson County
Batch# 357488 DEEDQC
02/12/2020 03:24:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20200212-0016253

QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of the 11th of December 2019, by and between **SHEILA M. LACHS, AN UNMARRIED WOMAN AND SCOTT A. WESTFAHL, AN UNMARRIED MAN WHO ACQUIRED TITLE AS A MARRIED COUPLE**, party of the first part, and **SHEILA M. LACHS, AN UNMARRIED WOMAN**, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, the following described real estate, situated in the City of NASHVILLE, County of DAVIDSON, State of Tennessee and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Being the same property conveyed to the party of the first part by **WARRANTY DEED** of record in: Book **N/A**, Page No. **N/A** or Instrument No.: **20180731-0074399** in said Registor's office.

X The property is improved with an address of: **238 HARDING PL, NASHVILLE, Tennessee 37205**

The property is unimproved.

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

SHEILA M. LACHS

STATE OF **TENNESSEE**

COUNTY OF Davidson

Personally appeared before me, Craig M'Elhaney (name of notary public), Sheila Lachs, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the Within instrument for the purposes therein contained.

Witness my hand at office, this 16th December 2019.

Notary Public

My Commission Expires: May 2021

STATE OF **Tennessee**

COUNTY OF Davidson

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $**0.00 Exempt per T.C.A. 67-4-409(A)(3)(E)** .

Affiant

Subscribed and sworn to before me this the 16th December 2019.

Notary Public

My Commission Expires: May 2021

SCOTT A. WESTFAHL

STATE OF ~~TENNESSEE~~ Massachusetts

COUNTY OF Middlesex

Personally appeared before me, Diane Long (name of notary public), Scott A. Westfahl, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the Within instrument for the purposes therein contained.

Witness my hand at office, this 11 Dec 2019.

Notary Public

My Commission Expires: May 6 2022

DIANE MARIE LONG
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
May 6, 2022

STATE OF ~~Tennessee~~ Massachusetts

COUNTY OF Middlesex

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $**0.00 Exempt per T.C.A. 67-4-409(A)(3)(E)**.

Affiant

Subscribed and sworn to before me this the 11th Dec. 2019.

Notary Public

My Commission Expires: May 6 2022

DIANE MARIE LONG
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
May 6, 2022

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

TAX PARCEL NO.:
13001013700

NAME AND ADDRESS OF A PROPERTY OWNER:
SHEILA M. LACHS
238 HARDING PL
NASHVILLE, TN 37205

NAME AND ADDRESS OF THE PERSON OR ENTITY
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES
SHEILA M. LACHS
238 HARDING PL
NASHVILLE, TN 37205

EXHIBIT 'A'

LAND LOCATED IN THE 23RD COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ON THE NORTHERLY MARGIN OF HARDING PLACE, EAST OF INDSOR DRIVE, BEING LOT NO. 23; MAP OF BRANSFORD REALTY COMPANY'S BELLE MEADE OLF LINKS SUBDIVISION, OF RECORD IN BOOK 421, PAGES 94 AND 95, REGISTER'S FFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A BOUNDARY SURVEY F SAID LOT NO. 23 DATED 8-26-04 BY CAMPBELL, MCRAE AND ASSOCIATES SURVEYING, INC. (JOHN HOOD TN, R.L.S. #1838) MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT AN IRON PIPE (OLD) IN THE NORTHERLY MARGIN OF HARDING PLACE (50 FEET R.O.W.) SAID ROD BEING THE NORTHWEST CORNER OF LOT NO. 22 MAP OF BRANSFORD REALTY COMPANY'S BELLE MEADE GOLF LINKS SUBDIVISION RECORDED IN BOOK 421, PAGES 94 AND 95, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, OWNED BY ANTHONY G. ALTIERI AND LISA ALTIERI (BOOK 9608, PAGE 342, R.O.D.C., TN) AND THE SOUTHWEST CORNER OF LOT NO. 23 OF SAID BRANSFORD REALTY COMPANY'S SUBDIVISION AND BEING LOCATED N 37 DEGREES 55 FEET 19 INCHES W, 120.24 FEET FRORRRAN IRON ROD (OLD) AT THE SOUTHWEST CORNER OF LOT NO. 21 OF SAID BRANSFORD REALTY COMPANY'S SUBDIVISION (SAID ALTIERI'S SOUTHWEST CORNER); THENCE WITH SAID NORTHERLY MARGIN N 38 DEGREES 30 FEET 00 INCHES W 59.91 FEET TO AN IRON PIPE (OLD) AT THE SOUTHWEST CORNER OF LOT NO. 24 OF SAID BRANSFORD REALTY COMPANY'S SUBDIVISION OWNED BY TYREE B. MACFARLAND (BOOK 8732, PAGE 545, R.O.D.C., TN,); THENCE LEAVING SAID NORTHERLY MARGIN WITH SAID MACFARLAND N 51 DEGREES 58 FEET 40 INCHES E (CROSSING A DRAIN) FOR A TOTAL DISTANCE OF 208.33 FEET TO AN IRON ROD (NEW) AT THE REAR CORNER OF LOT NO. 60 OF SAID BRANSFORD REALTY COMPANY'S SUBDIVISION OWNED BY ELMER R. KENNING (BOOK 3405, PAGE 25, R.O.D.C., TN.) AND LOT NO. 61 OWNED BY JOH HILL ROBINSON (BOOK 3909, PAGE 231 R.O.D.C., TN); THENCE WITH SAID ROBINSON'S SOUTHERLY LINE S 38 DEGREES 28 FEET 28 INCHES E 60.00 FEET TO AN IRON ROD (NEW) AT SAID ALTIERI'S REAR CORNER THENCE WITH SAID ALTIERI AND THE LINE BETWEEN SAID LOT NO. 22 AND 23 S 52 DEGREES 00 FEET 13 INCHES W 208.31 FEET TO THE POINT OF BEGINNING CONTAINING 0.29 ACRES MORE OR LESS.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO SHEILA M. LACHS AND SCOTT A. WESTFAHL, A MARRIED COUPLE FROM PORT N. CAMPANY AND BROOKS MCDONALD CAMPANY, HUSBAND AND WIFE, BY DEED DATED 07/27/2018 AND RECORDED 07/31/2018 IN INSTRUMENT NUMBER 20180731-0074399 OF OFFICIAL RECORDS.

True Copy Certification

I, Melony Witthaus, 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 Texas

Count of Dallas

Personally, appeared before me, Allyn Morgan, notary public for this county and state, appeared Melony Witthaus, 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: 05-10-2020

Notary Seal

ALLYN MORGAN
Notary Public, State of Texas
Comm. Expires 05-10-2020
Notary ID 13065766-2