Karen Johnson Davidson County
Batch# 357775 DEEDQC
02/13/2020 10:49:19 AM 2 pgs
Fees: $13.00 Taxes: $37.00
20200213-0016651

This transfer is exempt from the Tennessee real estate recording tax pursuant to T.C.A. § 67-4-409(a)(3).

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $10,000.00.

Affiant

Subscribed and sworn to before me this 11th day of February, 2020.

Notary Public

My Commission expires: 1.3.23

Leslie Walsh State of Tennessee Notary Public Davidson County

This instrument was prepared by:

Equitus Law Alliance, PLLC
709 Taylor Street
P.O. Box 280240
Nashville, TN 37208

Map/Parcel
162-5-B-12

Address New Owner as Follows:

Linda Lavender
5515 Country Drive, Unit #12
Nashville, TN 37211

Send Tax Bills to:

Linda Lavender
5515 Country Drive, Unit #12
Nashville, TN 37211

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Diane Craus, for and in consideration of the sum of Ten Thousand and No/100 Dollars ($10,000.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release, and forever quitclaim unto Linda Lavender, her entire right, title, and interest in and to a certain condominium in Davidson County, Tennessee, being more particularly described as follows:

Townhouse No. B12, in Hickory Valley Condominiums, a horizontal property regime in Nashville, Davidson County, Tennessee, as shown on the Plan of Hickory Valley of record in Book 4460, page Register's Office for said County, to which plan reference is hereby make for a more complete legal description.

BEING the same property conveyed to Linda Lavender and Michael Heinrich (deceased) by quitclaim deed dated April 16, 2001 from Grover Lavender of record as Instrument Number 20010731-0080915 in the Register's Office of Davidson County, Tennessee. Michael Heinrich died intestate on May 14, 2019.
See Affidavit of Heirship recorded as Instrument #20200213-0016650.
This conveyance is subject to all existing indebtedness thereon, including but not limited to mortgages.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand this 11 day of February, 2020.

Diane E. Craus
Diane Craus

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, Diane Craus, with whom I am personally acquainted, and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of February, 2020.

Leslie Walsh
Notary Public

Leslie Walsh State of Tennessee Notary Public Davidson County

My commission expires: 1-3-23

The legal description and how title to the property is vested have been furnished to the draftsman by the Grantors, by third parties or from the record. No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made. The draftsman assumes no liability as to the accuracy thereof. Failure to record this document timely may jeopardize your rights to the property.