THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd Ste. 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 407139 DEEDQC
05/28/2020 01:26:46 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200528-0055115

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is: $-0-.

KCR
Affiant

Subscribed and sworn to before me, this 21st day of May, 2020.

Notary Public

My Commission Expires: _____

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Margaret Jacobi Lee and Lance Lee 501 Menees Lane Madison, TN 37115	New Owner	063 00 0 083.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Margaret Jacobi, n/k/a Margaret Jacobi Lee and Lance Lee, as joint tenants with the right of survivorship,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Margaret Jacobi Lee and Lance Lee, wife and husband,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Situated in the Eleventh Civil District of Davidson County, Tennessee, 4 1/2 miles from Madison on a public road and described as follows: Beginning at a point in the center line of the Menees Road 430 feet South 89 degrees East from the original corner of Tracts 4 and 5 of said Menees land at the corner of Tracts A and B of Anderson and Gee's Survey of said Menees land; thence with the center of said road South 89 degrees East 100 feet; thence leaving said road and parallel with line between Lots A and B of said Anderson and Gee's Survey South 00 degrees 42 minutes East 400 feet to a stone; thence parallel with said road North 89 degrees West 100 feet to the line between said Lots A and B; thence with said line North 00 degrees 42 minutes West 400 feet to the place of beginning, containing 0.92 acres, more or less, but subject to all legal highways.

Being the same property conveyed to Margaret Jacobi, unmarried woman, and Lance Lee, an unmarried man, as joint tenants with the right of survivorship, by Warranty Deed from Gladys C. Buck, unmarried, of record in Instrument No. 20180423-0038097, in the Register's Office of Davidson County, Tennessee, dated April 18, 2018 and recorded on April 23, 2018.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a

good right to convey it, and that the same is unencumbered, except for 2020 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of May 2020.

Margaret Jacobi, n/k/a Margaret Jacobi Lee

Lance Lee

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Margaret Jacobi, n/k/a Margaret Jacobi Lee, and Lance Lee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21st day of May 2020.

SHIRA VALLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Notary Public
My Commission Expires: _____