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

Karen Johnson Davidson County
Batch# 419232 DEEDQC
06/18/2020 01:13:25 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200618-0064371

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me, this 4th day of April, 2020.

Notary Public

My Commission Expires:

SHIRA KINGSLEY NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Adrien Good, Trustee 927 A Spain Avenue Nashville, TN 37216	New Owner	Map/Parcel: 072090P00100CO

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, **Keith A. Lancaster and wife, Sheryl D. Lancaster, as joint tenants with Brandon A. Lancaster, all with rights of survivorship** (hereinafter collectively referred to as the "Grantor") do hereby quitclaim, transfer and convey unto **Adrien Good, Trustee of The East Hill Trust, dated April 4th, 2020,** its heirs and assigns, all of their collective rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee being Unit No. A of The Plan of 927 Spain Avenue Townhomes, a Horizontal Property Regime, with Private Elements (PUD), as shown on Exhibit "B" of 927 Spain Avenue Townhomes, of record in Instrument No. 20140611-0050756, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Keith A. Lancaster and wife, Sheryl D. Lancaster, as joint tenants with Brandon A. Lancaster, all with rights of survivorship, by Warranty Deed from Aerial Investment Properties, LLC, a Tennessee limited liability company, dated April 13, 2015 and of record in Instrument No. 20150424-0036651, in the Register's Office for Davidson County, Tennessee.

THIS DESCRIPTION WAS TAKEN FROM THE PREVIOUS DEED OF RECORD.

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 conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. 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 4th day of April, 2020.

Keith A. Lancaster

Sheryl D. Lancaster

Brandon A. Lancaster

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Keith A. Lancaster, Sheryl D. Lancaster and Brandon A. Lancaster, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at Office, this 4th day of April, 2020.

Notary Public

My Commission Expires: 11-08-2021

COLLIE S. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021