Karen Johnson Davidson County
Batch# 425676 DEEDQC
06/25/2020 08:44:45 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200625-0068555

This Document Prepared By:
LINDSEY LAWRENCE
Attorney at Law
10574 Lebanon Rd.
Mt. Juliet, TN 37122
(615) 885-4335

FROM: **RONALD L. VOLAND AND HELEN J. VOLAND, Grantors/Affiants.**

TO: **THE RONALD AND HELEN VOLAND FAMILY TRUST**

QUITCLAIM DEED

Address New Owner:	Sent Tax Bills to:	Map-Parcel Numbers
RONALD L. VOLAND 605 North Graycroft Avenue Madison, TN 37115	RONALD L. VOLAND 605 North Graycroft Avenue Madison, TN 37115	042 07-0 46

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

The actual consideration for this transfer is $0.00.

RONALD L. VOLAND, Grantor/Affiant.

Helen J. Voland
HELEN J. VOLAND, Grantor/Affiant.

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **RONALD L. VOLAND AND HELEN J. VOLAND**, Grantors/Affiants, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom upon oath acknowledged themselves to be **RONALD L. VOLAND AND HELEN J. VOLAND**, Grantors/Affiants, and whom upon further oath acknowledged that each executed the foregoing instrument for the purposes therein contained by signing his/her name.

Witness my hand and official seal at Mount Juliet, Tennessee, this 4th day of June, 2020.

Sheena A Lazenby
NOTARY PUBLIC
My Commission Expires: 11/6/23

SHEENA ANDRE LAZENBY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named, **THE RONALD AND HELEN VOLAND FAMILY TRUST,** Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **RONALD L. VOLAND AND HELEN J. VOLAND**, Grantors, do hereby quitclaim, transfer, and convey to **THE RONALD AND HELEN VOLAND FAMILY TRUST** all interest, right and ownership each may have to the following parcel of real estate located in Davidson County, Tennessee, as described in **Exhibit A.**

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 4 day of June, 2020.

RONALD L. VOLAND, Grantor/Affiant.

Helen J. Voland

HELEN J. VOLAND, Grantor/Affiant.

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **RONALD L. VOLAND AND HELEN J. VOLAND**, Grantors/Affiants, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom upon oath acknowledged themselves to be **RONALD L. VOLAND AND HELEN J. VOLAND**, Grantors/Affiants, and whom upon further oath acknowledged that each executed the foregoing instrument for the purposes therein contained by signing his/her name.

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Sheena A Lazenby

NOTARY PUBLIC
My Commission Expires: 11/6/23



EXHIBIT A

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 36 on the Plan of MORNING VIEW SUBDIVISION, Section TWO, as of record in Plat Book 2133, Page 99, Register's Office for Davidson County, Tennessee, to which said reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Earl McDonald Goad and Alice M. Goad by deed from James C. Eller and wife, Laura Mai Eller of record in Deed Book 6761, page 783, Register's Office for said County.

Being the same property conveyed to Ronald L. Voland and Helen J, Voland, husband and wife, by Warranty Deed from Earl McDonlad Goad and Alice M. Goad, of record in Instrument No. 20020607-0069470, dated June 3, 2002 and recorded June 7, 2002, in the Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Deed Book 2276, Page 290, Register's Office of said county.

This conveyance is subject to any and all existing easements and restrictions of record.

The is improved property known as: 605 North Graycroft Avenue, Madison, Tennessee, 37115.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.