# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 433066 DEEDQC
07/08/2020 11:20:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200708-0073851

BRIANA GAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-03-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF July, 2020.

Notary Public

MY COMMISSION EXPIRES: 8-3-2024
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY (and return to):**
**Rudy Title & Escrow, LLC**
**2012 21st Avenue South**
**Nashville, TN 37212**

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **12 South Cottage, LLC** | **Same** | **11801019400** |
| (NAME) | (NAME) | |
| **1009 Gilmore Avenue** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37204** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**HARREL J. LAMBERT JR. AND JULIA S. LAMBERT, HUSBAND AND WIFE; AND LAUREN LAMBERT, UNMARRIED** ("GRANTOR")

HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

**12 SOUTH PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY** ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 72 ON THE PLAN OF MONTROSE PLACE, AS OF RECORD IN BOOK 57, PAGE 93, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**SAID LOT NO. 72 FRONTS SO FEET ON THE SOUTHERLY SIDE OF GILMORE AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 160 FEET TO AN ALLEY.**

**BEING THE SAME PROPERTY CONVEYED TO HARREL J. LAMBERT AND JULIA S. LAMBERT, HUSBAND AND WIFE; AND LAUREN LAMBERT, UNMARRIED, BY WARRANTY DEED FROM JAMES J. BURNS AND EMILY R. BURNS , OF RECORD IN INSTRUMENT NUMBER 20190514-0044999, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID HARREL J. LAMBERT IS ONE AND THE SAME AS HARREL J. LAMBERT JR.**

**THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.**

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **1009 Gilmore Avenue, Nashville, TN 37204**

Witness our hands this the 10th day of July, 2020.

**HARREL J. LAMBERT JR.**

**JULIA S. LAMBERT**

**LAUREN LAMBERT**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HARREL J. LAMBERT JR.,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of July, 2020.

Notary Public

My Commission Expires:

BRIANA GAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JULIA S. LAMBERT,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of July, 2020.

Notary Public

My Commission Expires:

BRIANA GAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LAUREN LAMBERT,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of July, 2020.

Notary Public

My Commission Expires:

BRIANA GAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

# True Copy Certification

I, John Gleaves, 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 Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, 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: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY