Karen Johnson Davidson County
Batch# 435571 DEEDQC
07/10/2020 02:59:32 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200710-0075720

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 8th day of July, 2020.

Notary Public

My Commission Expires:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES SEPTEMBER 6, 2022

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Diana Roybal-Lammers Adam Lammers 8007 Old Charlotte Pike Nashville, TN 37209	New Owner	113-00-0-057.00

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, **Diana Roybal n/k/a Diana Roybal-Lammers and Adam Lammers, wife and husband,** referred to as the ("Grantor") does hereby quitclaim, transfer and convey unto **Diana Roybal-Lammers and Adam Lammers, wife and husband,** their successors and assigns all of her rights, title and interest in the portion of real property located in the County of Davidson, State of Tennessee, and more particularly described as follows:

Tract I:
Being a tract of land in Davidson County, Tennessee, being more particularly described according to a survey of S.H. Hutchison dated January 16, 1954, and described in Deed Book 2963, Page 471, Register' s Office for Davidson County, Tennessee, as follows, to-wit:

Beginning at a point in the center line of Old Charlotte Pike (formerly Charlotte Pike), said point being at the northeast corner of the old "Mayo and Campbell tract" (described in Deed Book 2702, Page 166, said Register' s Office) and being the northwesterly corner of the herein described tract and being the point of beginning, thence from the point of beginning South 4 deg. West 47 poles (775.5+/- feet) to the point being the southwesterly point of the herein described tract, thence South 80 deg. East 19.5 poles (321.7 +/- feet) to a point in the center line of Buffalo Road, thence with the center line of Buffalo Road, North 13 deg. West 12 poles (198 +/-) to a point in the center line of Buffalo Road, thence North 4 deg. East 4 poles (66+/- feet) to a point in the center line of Buffalo Road, thence North 22 deg. East 4 poles (66+/- feet) to a point in the center line of Buffalo Road, thence North 38 deg. 30' East 4 poles (66+/- feet) to a point in the center line of Buffalo Road, thence North 54 deg East 4 poles (66 +/- feet) to a point in the center line of Buffalo Road, thence North 71 deg. East 18 poles (297+/- feet) to a point at the intersection of the center lines of Old Charlotte Pike and Buffalo Road, thence with the center line of Old Charlotte Pike North 88 deg. West 6 poles (99 +/- feet) to a point in the center line of Old Charlotte Pike, thence North 83 deg. West 6 poles (99 +/- feet) to a point in the center line of Old Charlotte Pike, thence North 50 deg. West 12.5 poles (206.25 +/- feet) to a point in the center line of Old Charlotte Pike, thence North 28 deg. West 10 poles (165 +/- feet) to a point in the center line of Old Charlotte

Pike, thence North 55 deg. West 4.5 poles (74.25 +/- feet) to a point in the center line of Old Charlotte Pike, thence South 88 deg. West 11 poles (181.5 +/- feet) to a point in the center line of Old Charlotte Pike being the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED THEREFROM is that certain parcel conveyed to Mike McKeon and wife, Tressa McKeon, by deed of record in Instrument No. 20060906-0109899, dated April 6, 2006, said Register's Office.

Tract II:
Land in Davidson County, Tennessee, being in the 9th Civil District and described as follows from a survey by S. H. Hutchison, dated September 3, 1952:

Beginning at a point in the center of Buffalo Road, and C.G. Greer's south line; thence south 10° east with said Road 10 poles to the top of hill, at forks of road; thence with said road, the following calls: North 82° west 12 poles; north 63° 30' west 17 poles, north 68° west 16 poles to a point in Buffalo Road, large elm pointers; thence north 10° east 21/2 poles to southwest corner of C.G. Greer's south line, south 77° east 41 poles, more or less, to the beginning, containing 2 1/2 acres, more or less.

Being the same property conveyed to Diana Roybal, unmarried and Adam Lammers, unmarried as joint tenants with right of survivorship, by deed from Louise M. Taylor, Trustee of The Mountain View Trust u/a/d July 25, 2015, of record in Instrument No. 20191223-0131951, said Register's Office.

Diana Roybal having since married and is now known as Diana Roybal-Lammers.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of July, 2020.

Diana Roybal-Lammers

Adam Lammers

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 Diana Roybal-Lammers and Adam Lammers, bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8th day of July, 2020.

J Anderson
Notary Public

My Commission Expires: 9/6/2022

J ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9/6/2022