Return To:
**Four Star Title, LLC**
**2506 N. Mt. Juliet Road**
**Mt. Juliet, TN 37122**

*This Instrument Prepared By and Return To:*
*Leonard R. Lenz*
*Roxanne Renie Lenz*
*8402 Gullett Drive*
*Hermitage, TN 37076*

Karen Johnson Davidson County
Batch# 519457 DEEDQC
11/20/2020 11:10:24 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201120-0136771

# *QUITCLAIM DEED*

| **NEW OWNER:** | **SEND TAX BILLS TO:** | **MAP/PARCEL** |
|---|---|---|
| Leonard R. Lenz, Co-Trustee | SAME | 075-06 16.00 |
| Roxanne R. Lenz, Co-Trustee | | |
| 8402 Gullett Drive | | |
| Hermitage, TN 37076 | | |

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **Leonard R. Lenz and Roxanne Renie Lenz, husband and wife**, hereinafter called the GRANTOR(S), does hereby quitclaim and convey unto **Revocable Trust For The Benefit Of Matthew Gordon Eddie**, hereinafter called the GRANTEE(S), all right, title and interest, she may have, in the said property listed below:

BEING Lot 246, Hermitage Estates, as shown on plat of record in Plat Book 3300, pages 70-71, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to **Leonard R. Lenz and Roxanne Renie Lenz, husband and wife**, by Warranty Deed from **James Kyle Duncan and Karen Duncan**, recorded in Instrument No. 20120221-0014897, and dated 2/10/2012, in the Register's Office for Davidson County, Tennessee.

This is improved property located at **8402 Gullett Drive, Hermitage, TN 37076.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

**THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.**

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,** the GRANTOR(S) has hereunder set his hand(s) this 10 day of November, 2020.

**Revocable Trust For The Benefit Of Matthew Gordon Eddie**

Leonard R. Lenz Co-trustee

**Leonard R. Lenz, Co-Trustee**

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Leonard R. Lenz**, whom I am personally acquainted and who upon his/her/their oath acknowledged himself/herself/themselves to be the **Co-Trustee** of the **Revocable Trust For The Benefit Of Matthew Gordon Eddie**, and that he/she/they being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of **Revocable Trust For The Benefit Of Matthew Gordon Eddie**.

WITNESS my hand and official seal at Nashville, Tennessee, this 10 day of November, 2020.

NOTARY

KIRK HUNNICUTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

MY COMMISSION EXPIRES: 2/22/22

**IN WITNESS WHEREOF,** the GRANTOR(S) has hereunder set his hand(s) this 10 day of November, 2020.

**Revocable Trust For The Benefit Of Matthew Gordon Eddie**

Roxanne Renie Lenz Co-Trustee

**Roxanne Renie Lenz, Co-Trustee**

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Roxanne Renie Lenz**, whom I am personally acquainted and who upon his/her/their oath acknowledged himself/herself/themselves to be the **Co-Trustee** of the **Revocable Trust For The Benefit Of Matthew Gordon Eddie**, and that he/she/they being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of **Revocable Trust For The Benefit Of Matthew Gordon Eddie**.

WITNESS my hand and official seal at Nashville, Tennessee, this 10 day of November, 2020.

NOTARY

KIRK HUNNICUTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

MY COMMISSION EXPIRES: 2/22/22

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STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 10 day of November, 2020.

NOTARY PUBLIC

My Commission Expires: 2/22/22

KIRK HUNNICUTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY