Karen Johnson Davidson County
Batch# 533499 DEEDQC
12/15/2020 09:27:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201215-0147566

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
R. Houston Akin, Attorney
P.O. Box 60711
Nashville, Tennessee 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
4744 Billingsgate Rd. Antioch, TN 37013	Fifth Third Mortgage Co. 5001 Kingsley Drive Cincinnati, OH 45227	149010B07300CO

QUITCLAIM DEED

THIS INDENTURE made and entered into on this 3rd day of December, 2020, between **Norma Lawrence,** a resident of Davidson County, Tennessee ("Grantor"), and **Craig Beene**, a resident of Davidson County, Tennessee (collectively "Grantee"),

W I T N E S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 266 on the Plan of Piccadily Square, Phase II, as of record in Book 6250, pages 892, 893, and 894, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Norma Lawrence, a married woman, by Warranty Deed from Todd Dunning on October 28, 2010, of record in Instrument No. 20101102-0087884, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4744 Billingsgate Road, Antioch, TN 37013.**

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal the day and year first above written.

Norma Lawrence (L.S.)
Norma Lawrence

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Norma Lawrence,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 3rd day of December, 2020.

Notary Public
My Commission Expires: 9/6/22

ROBERT HOUSTON AKIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$ 0.00**.

Affiant/Grantee

Subscribed and sworn to before me this 3rd day of December, 2020.

Notary Public
My commission expires: 9/6/22

ROBERT HOUSTON AKIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, R. Houston Akin, 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 documents executed and authenticated according to law.

12/8/2020

Signature/Date

State of Tennessee

County of Davidson

Personally appeared before me, Teresa Morgan, a notary public for this county and state, R. Houston Akin, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Teresa Morgan

Notary's Signature

My Commission Expires: 7/3/2023

Notary's Seal:

