BOX 10-B

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF **DECEMBER, 2020.**

Notary Public

MY COMMISSION EXPIRES: 5/2/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LINDSAY ANN HAYES	**SAME**	**083-05-0-172.00**
(NAME)		
1024 MANSFIELD AVENUE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 534888 **DEEDQC**
12/15/2020 02:53:29 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20201215-0148063

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, MARY ANN WERNER,** HEREINAFTER CALLED THE GRANTOR, BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM AND CONVEY ALL OF MY RIGHT, TITLE, AND INTEREST, UNTO **LINDSAY ANN HAYES,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being a certain Lot or Parcel of land identified as Parcel 172 of the resubdivision of Tract No. 2 on the Plan of the Mary O'Donnell Lands, of record in Plan Book 2, Page 37, Chancery Court at Nashville according to a survey by Ray G. Cole, surveyor No. 924, dated January 7, 1985 as follows: Beginning at a point in the southerly margin of Mansfield Avenue, said point being the original northwest corner of Tract 2 of the Subdivision of the Mary O'Donnell lands of record in Plat Book 2, Page 37, Chancery Court at Nashville; thence with the southerly margin of Mansfield Ave., south 83 degrees 58 minutes 32 seconds East 40.0 feet to an iron pin; thence south 6 degrees, 47 minutes, 47 seconds west 181.05 feet to an iron pin in the northerly margin of an alley; thence with the said margin of said alley north 84 degrees 40 minutes, 48 seconds West 40 feet to an iron pin; thence North 6 degrees 44 minutes 36 seconds East 181.54 feet to an iron pin to the point of beginning.

Being the same property conveyed to Lindsay Ann Hayes, a single woman, and Mary Ann Werner, a married woman, from Phillip Lehner and wife, Hannah Lehner, by deed dated August 30, 2013 of record as Instrument No. 20130909-0094870, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantor, MARY ANN WERNER.

The foregoing conveyance is subject to any and all encumbrances, easements, restrictive covenants and other matters, which may affect said property of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(**X**) property known as **1024 MANSFIELD AVE., NASHVILLE, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my hand this 15th day of December, 2020.

Mary Ann Werner

MARY ANN WERNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at office, this 15th day of December, 2020.

My commission expires: 5-2-22

Alan M. Cohen

Notary Public

