THIS INSTRUMENT PREPARED BY:
Jeffrey Mobley, atty.
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

Karen Johnson Davidson County
Batch# 549544 DEEDQC
01/07/2021 02:40:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210107-0003522

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Courtney A. Larson, Affiant

Subscribed and sworn to before me, this 22nd day of December, 2020.

Notary Public

My Commission Expires:

M BOHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-03-2022

Address of new owner:	Send tax bills to:	Map-Parcel numbers:
Courtney A. Larson, Trustee 733 Falcon Dr. Madison, TN 37115	SAME	Map: 42 Parcel: 21

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that Lennart A. Larson, Jr. and wife, Carolyn P. Larson, hereby remise, release and quitclaim all of their right, title and interest in the tract(s) or parcel(s) of land described on Exhibit A attached hereto to Courtney A. Larson, Trustee of the Lennart & Carolyn Larson Trust dated December 22, 2020. Exhibit A is incorporated herein by this reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 22nd day of December, 2020.

Lennart A. Larson, Jr.

Carolyn P. Larson

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 Lennart A. Larson, Jr. and Carolyn P. Larson, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 22nd day of December, 2020.

ALICE M. BOHANNON STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

My Commission Expires:

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot # 116 on the Plan of Bonnie Brae Subdivision, Section 7, as of record in Plat Book 4860, Page 104, Register's Office for Davidson County, Tennessee.

Said Lot #116 fronts 190 feet on the West side of Falcon Drive and extends back between lines 411.7 feet on the North line and 401.9 feet on the South line to a dead line in the rear on which it measures 190.42 feet.

Being the same property conveyed to Lennart A. Larson, Jr. and wife, Carolyn P. Larson, by deed from Bessie M. Buchanan, a widow, of record in Book 5353, page 436, Register's Office for Davidson County, Tennessee.

This is improved property known as 733 Falcon Dr., Madison, TN 37115.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Julia C. Hunt, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

