Karen Johnson Davidson County
Batch# 620181 DEEDQC
04/21/2021 01:00:27 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210421-0053441

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Suite 150** **Brentwood, TN 37027**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 21st day of April, 2021. Notary Public My Commission Expires: _____

ABIGAIL WOODARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

QUITCLAIM DEED

Address New Owner: Charles Lannom and Christina Lannom 1023 Maxwell Avenue Nashville, TN 37206	Send Tax Bills To: New Owner	Tax Information: 083-05-0-138.00

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, **Charles C. Lannom and wife, Frances Yvonne Lannom,** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Charles Lannom and Christina Lannom, husband and wife,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Beginning at an iron rod in the northern right of way of Maxwell Avenue at the southeastern corner of the herein described parcel and the southwestern corner of the OIC the Bayley @ Maxwell property as described in Instrument 20161012-0108020 RODC; Thence, with said right of way, North 74 degrees 13 minutes 41 seconds West, 75.00 feet to an iron rod at the southeastern corner of the Michael Vester property as described in Deed Book 8506 Page 409 RODC; Thence, with Vester, North 18 degrees 24 minutes 55 seconds East, 305.62 feet to an iron rod by a fence corner; Thence, South 76 degrees 13 minutes 52 seconds East, 75.17 feet to an iron rod at the western edge of a 20' alley; Thence, with the alley, South 18 degrees 24 minutes 55 seconds West, 308.25 feet to the point of beginning and containing 22,996 square feet or 0.528 acres according to a survey by Steven D. Delle TN RLS # 1710, with Delle Land Surveying Co. on April 19, 2021.

Being the same property conveyed to Charles C. Lannom and wife, Frances Yvonne Lannom, by Quitclaim Deed from Charles C. Lannom of record in Instrument No. 20170214-0015287 Register's Office for Davidson County, Tennessee, dated February 14, 2017 and recorded on February 14, 2017.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2021 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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, Grantor has executed this instrument on this 21st day of April 2021.

Charles C. Lannom

Charles C. Lannom

Frances Yvonne Lannom

Frances Yvonne Lannom

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Charles C. Lannom and Frances Yvonne Lannom, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21st day of April 2021.

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

A Woodard

Notary Public
My Commission Expires: _____