Karen Johnson Davidson County
Batch# 636675 DEEDQC
05/14/2021 12:00:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210514-0065351

This Instrument is Prepared By:
James W. Cobb, Esq.
Cobb Law Group, LP
131 Walton Ferry Road, Suite 11
Hendersonville, TN 37075
615-649-0049
No title search performed

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map/Parcel
Christine Ann Willey	**Patricia Gardner**	
555 North Dupont Avenue	**555 North Dupont Avenue**	**043-10-0A-071.00-CO**
C60	**C60**	
Madison, TN 37115	**Madison, TN 37115**	

THIS INSTRUMENT, made and entered into this 12th day of May, 2021, by and between **Patricia Gardner, the legal guardian of Lydia F. Lucus, a minor child, and acting on behalf of Lydia F. Lucus** *("Grantor")*, and **Patricia Gardner, the legal guardian and attorney-in-fact for Christine Ann Willey, and acting on behalf of Christine Ann Willey** *("Grantee")*;

FOR AND IN CONSIDERATION of Ten Dollars and 00/100 ($10.00), the receipt of which is hereby acknowledged, the undersigned **PATRICIA GARDNER, on behalf of Lydia F. Lucus,** Grantor, conveys and quitclaims her interests and all of her rights, title and interests, marital or otherwise, in and to the following parcel of described real property, in Davidson County, Tennessee to wit:

> Unit C-60 (307), Madison Park Condominiums, 555 Dupont Avenue, Madison, Tennessee, as of record in Plat Book 5200, Page(s) 179 through 182, inclusive, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made.
>
> Being the same property conveyed to Gregory B. Bullard by Warranty Deed from Katherine Ann Stone and Brandon Browning Stone of record in Instrument No. 20040322-0032294 Register's Office for Davidson County, Tennessee, dated March 18, 2004 and recorded on March 22, 2004.
>
> Being the same property conveyed to Christine Ann Willey and Lydia F. Lucus, joint tenants with right of survivorship, by Warranty Deed from Gregory B. Bullard, married, of record in Instrument No. 20160218-0015610 Register's Office for Davidson County,

Tennessee, dated February 17, 2016, and recorded on February 18, 2016.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 555 North Dupont Avenue C60, Madison, TN 37115.

And now, **PATRICIA GARDNER, ON BEHALF OF LYDIA F. LUCUS,** for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby quitclaim and convey *all of* her property interests into **CHRISTINE ANN WILLEY.** The same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, the Grantor, **PATRICIA GARDNER, ON BEHALF OF LYDIA F. LUCUS,** has hereunto set his hand on this the 12th day of May 2021.

PATRICIA GARDNER, on behalf of Lydia F. Lucas

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **PATRICIA GARDNER, ON BEHALF OF LYDIA F. LUCAS,** the Grantor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee this 12th day of May 2021.

NOTARY PUBLIC

My Commission Expires: 01/06/2025

SABRINA VECCHIO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

STATE OF TENNESSEE)
COUNTY OF Sumner)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $10.00.

Affiant/Grantee: PATRICIA GARDNER, the legal guardian and attorney-in-fact for Christine Ann Willey

Subscribed and sworn to before me this 12th day of May, 2021.

NOTARY PUBLIC

My Commission Expires: 01/06/2025

SABRINA VECCHIO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

True Copy Certification

I, James Cobb, 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.

Signature

State of Tennessee

County of Knox

Personally appeared before me, ~~[Name of Notary]~~ Monica Politte, a notary public for this county and state, [~~name of person making certification~~ James Cobb] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Oct. 2, 2021

Notary' Seal (if on paper)

MONICA C. POLITTE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY