QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS.

NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND FOUNDATION TITLE AND ESCROW SERIES, LLC SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

JENNIFER GENTRY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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 16th DAY OF June, 2021.

Notary Public

COMMISSION EXPIRES: 6/3/2024

Karen Johnson Davidson County
Batch# 667295 DEEDQC
06/29/2021 11:44:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210629-0088025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
FOUNDATION TITLE AND ESCROW SERIES, LLC
545 N. Mt. Juliet Road, #1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Catherine Lazarus (Name)	**Catherine Lazarus**	**172 12 0D 405.00**
7233 Althorp Way (Address)	**747 12th St #3**	
Nashville, TN 37211	**Manhattan Beach, CA 90266**	

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned **Catherine Lazarus,** hereinafter referred to as Grantor, hereby quitclaims to **Catherine B. Lazarus, Trustee of the Catherine B. Lazarus Living Trust dated July 3, 2020**, their heirs and assigns forever, all of her right, title and interest in the following described real estate, situated and lying in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit S-3 as shown on Exhibit B2 and B5 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes) of record as Instrument No. 20050324-0032209, as amended and shown as Exhibit A and B-2 of Instrument No. 20050815-0096405, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown on the Plan of Section 2, The Town Center Homes at Lenox Village, of record as Instrument No. 20050322-0031182 in said Register's Office.

Being the same property conveyed to Catherine Lazarus by Warranty Deed from Michael B. Semmerling, Trustee of Michael B. Semmerling Trust, Pursuant to Declaration of Trust dated 5/27/1999 and Judith B. Semmerling, Trustee of the Judith B. Semmerling Trust, pursuant to Declaration of Trust dated 5/27/1999. Said Warranty Deed was recorded on 4/20/2021, of record in Instrument No. 20210420-0052736, Register's Office for Davidson County, Tennessee.

*Catherine Lazarus and Catherine B. Lazarus are one and the same

This is Improved Property commonly known as: 7233 Althorp Way, Nashville, TN 37211.

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

IN WITNESS WHEREOF, has hereunto set their signature, on this 16th day of June, 2021.

Catherine Lazarus

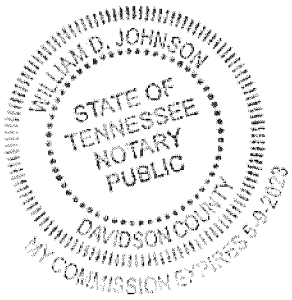
STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Catherine Lazarus**, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing Quitclaim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 16th day of June, 2021.

My commission expires:



NOTARY PUBLIC

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tend for registration herewith, and that this is a true and correct copy of the or document executed and authenticated according to law.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this cou and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witne

My Commission Expires: 7/22/2022

