Karen Johnson Davidson County
Batch# 703303 DEEDQC
08/24/2021 10:31:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210824-0114135

This instrument prepared by and after recording return to:

Thompson Burton PLLC
6100 Tower Circle, Suite 200
Franklin, TN 37067

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
Eugenia Lee Lockwood 1704 Cedar Lane Nashville, TN 37212	Eugenia Lee Lockwood 1704 Cedar Lane Nashville, TN 37212	131-16-0-072.00 131-16-0-071.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **JOHN A. LEE, JR.** (hereinafter referred to as "Grantor"), herein this day bargained, sold and does by these presents bargain, sell, remise, release, and forever **QUITCLAIM** to **EUGENIA LEE LOCKWOOD** (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the improved real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

The Property is being conveyed subject to all matters of record, including without limitation anything shown on any recorded plat; unpaid taxes for 2021 and subsequent years; unpaid assessments; restrictive covenants, easements or set-back lines that may be applicable; zoning restrictions; prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal as of the 17 day of August, 2021.

GRANTOR:

JOHN A. LEE, JR.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the State and County aforesaid personally appeared JOHN A. LEE, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 17 day of August, 2021.

Kelly L Roche
NOTARY PUBLIC

My Commission Expires:
5-9-2023

KELLY LYNN ROCHE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

AFFIDAVIT OF VALUE

The undersigned hereby swears or affirms that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this 17 day of August, 2021.

Affiant

Kelly L Roche
Notary Public

My Commission Expires: 5-9-2023

KELLY LYNN ROCHE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

EXHIBIT "A"

Legal Description of the Property

Land in Davidson County, Tennessee, being Lot No. 4, as shown on the map entitled Consolidated Plat Zone Lot Division of Lot No. 4 J. T. Jenkins Home Tract, of record in Instrument No. 20210728-0101371, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JOHN A. LEE, JR., by deed from RICHARD A. JOHNSON, ADMINISTRATOR C.T.A. OF THE ESTATE OF ASHLEY G. KOMISAR (GARDNER), of record in Instrument No. 20210201-0013905, dated January 29, 2021, said Register's Office.

Being the same property conveyed to JOHN A. LEE, JR., by deed from CARL M. GARDNER, MARRIED, of record in Instrument No. 20210201-0013911, dated January 21, 2021, said Register's Office.

Address: 1150 and 1152 Sewanee Road, Nashville, Tennessee

Tax ID: 131-16-0-072.00
131-16-0-071.00

TRUE COPY CERTIFICATION

I, Samantha R. Birdsall, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **August 17, 2021** (date of document).

Samantha R. Birdsall

Samantha R. Birdsall

8/23/21

Date

STATE OF TENESSEE)
COUNTY OF WILLIAMSON)

On 8/23/21, before me, the undersigned, personally appeared Samantha R. Birdsall, who acknowledges that this certification of an electronic document is true and correct.

Brittany Wood

NOTARY PUBLIC

My Commission Expires: 11.5.24

