QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 724676 DEEDQC
09/27/2021 12:01:48 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20210927-0129438

B-ELAM-21-319

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF Sept, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Ty and Michelle Lawson Living Trust	**New owner**	
(NAME)	(NAME)	**043-06-0-109.00**
418 Wimbledon Rd		
(ADDRESS)	(ADDRESS)	
Walnut Creek, CA 94598		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHELLE LAWSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TY CLINTON LAWSON AND MICHELLE LEIGH LAWSON, CO-TRUSTEES OF THE TY AND MICHELLE LAWSON LIVING TRUST** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the revised unrecorded Plan of Tract 14 in the Anderson Estates, a plan of which Estates is of record in Book 1130, page 37, Register's Office for said County, and described according to a survey made by Harvey Gee, Surveyor, December 29, 1949 as follows:

Beginning at a point on the Westerly margin of Scalf Drive, said point being the common corner of Lots Nos. 13 and 14 on said subdivision and said point being 355.6 feet Southerly from a concrete marker at the intersection of Thornton Avenue and Scalf Drive, thence Westerly with the line between Lots Nos. 13 and 14, 175 feet to a dead line; thence Southerly with the line between Lots Nos. 19 and 20 and Lot No. 13, 117.4 feet to a point; thence Easterly with the line between Lots Nos. 12 and 13 of said Subdivision, 175 feet to a point on the Westerly margin of Scalf Drive; thence Northerly along the Westerly margin of Scalf Drive 117.4 feet to the point of beginning.

Being the same property conveyed to Michelle Lawson by Deed of record in Instrument Number 20210927-0129436, Register's Office for Davidson, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **319 Scalf Drive, Madison, Tennessee 37115**.

Witness my/our hand(s) this the 20th of September, 2021.

Michelle Lawson

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHELLE LAWSON, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of September, 2021.

→ See attached CA Acknowledgment

Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Contra Costa)

On 09/20/2021 before me, Salem Gesmundo Zahiri, Notary Public
(insert name and title of the officer)

personally appeared Michelle Lawson,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SALEM GESMUNDO ZAHIRI
COMM. #2291080
Notary Public - California
Contra Costa County
My Comm. Expires June 29, 2023

Signature _____ **(Seal)**