This instrument prepared by:
Murfree & Goodman, PLLC
805 S. Church Street, Suite 21
Murfreesboro, TN 37130
From information furnished by the parties
No title exam requested or performed.

Karen Johnson Davidson County
Batch# 744597 DEEDQC
10/27/2021 09:13:30 AM 3 pgs
Fees: $18.00 Taxes: $92.50
20211027-0144133

Name and Address of New Owner:
Lera Olivia Tomlin
3654A Hamilton Church Road
Antioch, TN 37013

Send Tax Bills To:
SAME

Tax Map/Parcel(s): 164 00 0 176.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

QUITCLAIM DEED

IN ORDER TO PERFECT TITLE IN THE GRANTEE, I, the undersigned, **WILLIAM CURTIS TOMLIN, JR.**, unmarried, do hereby transfer, convey and quitclaim unto, **LERA OLIVIA TOMLIN, unmarried widow**, her heirs and assigns, forever, all of my right, title, claim and interest in the following described real estate situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, described according to a survey made by A & A Engineers, Inc., dated 18 June 1984, as follows:

Beginning at a post in the north margin of Hamilton Church Road, the southwest corner of the property of Joe Fults by deed of record in Book 2649, Page 215; thence with said road South 89 degrees 08' 02" West 170.62 feet to an iron pin; thence North 2 degrees 03' 10" West 165.00 feet to an iron pin; thence North 11 degrees 14' 32" East 652.90 feet to an iron pin; thence South 87 degrees 35' 02" East 128.55 feet to an old fence post; thence South 5 degrees 41' West 703.21 feet to a point; thence South 5 degrees 36' 02" West 98.00 feet to the point of beginning. Said tract containing 3.03 Acres, more or less.

Being the same property conveyed to William C. Tomlin by Quitclaim Deed dated March 19, 1985, of record in Book 6537, page 448, Register's Office for Davidson County, Tennessee. The said William C. Tomlin a/k/a William Curtis Tomlin, Sr. died on or around October 13, 2011 leaving a Last Will and Testament probated with the Probate Court for Davidson County, Tennessee, Docket No. 17P674. Said will devised a life estate interest in the subject property to his spouse, Lera Olivia Tomlin, with the remainder interest to his son, William Curtis Tomlin, Jr.

This is IMPROVED property known as 3654 Hamilton Church Rd., Antioch, TN 37013.

THIS CONVEYANCE is made subject to all restrictions, easements, setback lines and all other matters that are applicable to the above-described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

WITNESS MY HAND on this the 19 day of Oct, 2021.

WILLIAM CURTIS TOMLIN, JR

STATE OF ~~TENNESSEE~~
COUNTY OF Rutherford

Personally appeared before me, a Notary Public in and for said State and County, **William Curtis Tomlin, Jr.**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who signed, sealed and delivered the foregoing instrument in my presence, and, who acknowledged that such bargainor executed the within instrument for the purpose therein contained as such bargainor's free act and deed.

WITNESS MY HAND and official seal at my office on this 19 day of October, 2021.

Notary Public

My commission expires: 03/26/2022

JILL LEE MILES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer is $25,000.00.

Affiant

Sworn to and subscribed before me,
this 19 day of October, 2021.

Notary Public

My commission expires: 03/26/2022

JILL LEE MILES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Lisa Rosado, 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 10-19-21 (date of document).

Affiant Signature

10-25-21
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 25-th day of October, 2021.

Notary's Signature

My Commission Expires: 10/21/2024

Notary's Seal:

