Karen Johnson Davidson County
Batch# 804465 DEEDQC
02/11/2022 03:46:38 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220211-0016246

NEW OWNER IS AND SEND
TAX BILLS TO:
Chad Lautt, Trustee
P.O. Box 23096
Nashville, TN 37202-3096

THIS INSTRUMENT PREPARED BY
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE 37066

MAP AND PARCEL 04301009500

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of **TEN AND NO/100 ($10.00)** **DOLLARS**, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, **CHAD LAUTT**, by these presents do hereby remise, release and forever quitclaim all my right, title and interest in and to the following described property unto **CHAD LAUTT, TRUSTEE OF THE TIP TOP TRUST DATED OCTOBER 11, 2007**, his successors and assigns, the following described lot or parcel of land situated in Davidson County, Tennessee, and described as follows:

Being the southeast part of Lot No. "R" on the plan of W. P. Ready Subdivision as of record in Book 161, page 157, as revised in Book 332, page 110, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 132 feet on the northerly side of Shannon Avenue and extends back between lines, 199 feet to a line on which it measures 126 feet.

Being the same property conveyed to Chad Lautt by deed from Maria M. Salas, Clerk and Master of the Chancery Court Davidson County, Tennessee of record as Instrument No. 20190822-0084607, Register's Office of Davidson County, Tennessee. For further reference see Order for Judgment by Default Docket No. 21-0893-1, Chancery Court of Davidson County, Tennessee, a copy of which is attached hereto.

WITNESS my hand this the 4th day of February, 2022.

CHAD LAUTT

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 **CHAD LAUTT**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal in Gallatin, Tennessee, on this the 4th day of February, 2022.

NOTARY PUBLIC

SETH H. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

MY COMMISSION EXPIRES: 6/7/25

OAT H

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer or

value of the property transferred, whichever is greater is $ 0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 4th day of February, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/7/25

SETH H. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY