Karen Johnson Davidson County
Batch# 823603 DEEDQC
03/17/2022 10:57:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220317-0031122

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No. N/A

LEWIS BRONER MCCOY
NOTARY PUBLIC
STATE OF TENNESSEE
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF Cheatham

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ -0-

X _____
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 8 DAY OF Feb, 2022.

_____
NOTARY PUBLIC

My Commission expires: 8/27/22

Address of New Owner	Send Tax Bills To:	Tax Information:
Cheryl Grace Colebrook Ott 28543 Hummingbird Hill Road Conifer, CO 80433	Same	**133-01-0-064.00**

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 7 day of February 2022, for and in consideration of the sum of Ten and No/100 Dollars, ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Cheryl Ott, Trustee of The Susan Anne Lawson Irrevocable Trust, u/a/d August 19, 2019,** Grantor, does hereby, convey, remise, release and forever quitclaim unto **Cheryl Grace Colebrook Ott,** Grantee, her heirs, successors, and assigns, her entire right, title, and interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly 45 feet of Lot No. 25 on the Map of William Coleman's Subdivision of part of the Radnor College Lane, as of record in Book 547, Page 181, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Susan Lawson, unmarried, by Warranty Deed from Johnathan C. Moore and wife, Bonnie E. Moore, dated 02/24/2003 and recorded on 02/25/2003 in Instrument No. 20030225-0024860, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Cheryl Ott, Trustee of the Susan Anne Lawson Irrevocable Trust, by Quitclaim Deed from Susan A. Lawson, a single person, dated 08/19/2019 and recorded on 11/13/2019 in Instrument No. 20191113-0116712, Register's Office for Davidson County, Tennessee.

This is improved property known as:
504 Drake Avenue, Nashville, TN 37211

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

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

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT THE BENEFIT OF SURVEY.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT TITLE EXAMINATIONS.

IN WITNESS WHEREOF, **Cheryl Ott, Trustee of The Susan Anne Lawson Irrevocable Trust, u/a/d August 19, 2019,** has caused this instrument to be executed, this the 7th day of February, 2022.

X Cheryl Ott, Trustee
Cheryl Ott, Trustee

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Cheryl Ott, Trustee of The Susan Anne Lawson Irrevocable Trust, u/a/d August 19, 2019,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that she executed the within instrument for the purposes therein contained.

This the 7th day of FEBRUARY, 2022.

NOTARY PUBLIC
My Commission expires: 8-24-23

ROBERT DAUGHERTY
My Notary ID # 11716700
Expires August 24, 2023

Certificate of Authenticity

I, Jamika Jones, 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 2/7/2022.

Date

Jamika Jones
Affiant Signature

02/14/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 14th day of February, 2022.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202203170031122