Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No. 22010037

STATE OF TENNESSEE }
COUNTY OF Davidson }

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

Samantha Curtis
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 2 DAY OF March, 2022.

NOTARY PUBLIC

My Commission expires: 8/29/22

Address of New Owner	Send Tax Bills To:	Tax Information:
Christopher Lawrence and Samantha Curtis 5402 California Avenue Nashville, TN 37209	Same	**091-03-0-003.00**

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 2 day of March, 2022, for and in consideration of the sum of Ten and No/100 Dollars, ($10.00), cash in hand paid, and the love and affection I have for my son and daughter-in-law, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Carolyn Lawrence,** Grantors, do hereby, convey, remise, release and forever quitclaim unto **Christopher Lawrence and Samantha Curtis, Husband and Wife,** Grantees, their heirs, successors, and assigns, their 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 southerly 100 feet of Lot Nos. 1303 and 1305 of Block 49 Plan No. 2 West Nashville as of record in Book 57, Page 172, Register's Office for Davidson County, Tennessee.

Said parts of said Lot Nos. 1303 and 1305 of Block 49 front together 55 feet on the north side of California Avenue and run back between parallel lines 100 feet to a dead line.

Being the same property conveyed to Christopher Lawrence and Carolyn Lawrence by Warranty Deed from Wendy Freeman Bradford, Deborah Freeman Duke and James Bradley Freeman, the Devisees of James Freeman, dated 02/15/2018 and recorded on 02/22/2018 in Instrument No. 20180222-0017055, Register's Office for Davidson County, Tennessee.

This is improved property known as:
5402 California Avenue, Nashville, TN 37209

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

Christopher Lawrence joins in this conveyance and same is made pursuant to the provisions of Tennessee Code Annotated §66-1-109, and for the express purpose of creating a tenancy by the entirety in and to the above-described property in said **Christopher Lawrence and Samantha Curtis, Husband and Wife**, so that the entire property, upon the death of either, will pass to the other.

Karen Johnson Davidson County
Batch# 825344 DEEDQC
03/21/2022 11:18:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220321-0032137

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

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT TITLE EXAMINATIONS.

IN WITNESS WHEREOF, **Carolyn Lawrence,** has caused this instrument to be executed, this the 7 day of March, 2022.

Carolyn Lawrence

STATE OF TN
COUNTY OF Madison

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Carolyn Lawrence,** 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.

This the 7 day of March, 2022.

NOTARY PUBLIC
My Commission expires: 8/27/22

LEWIS BROWER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

202203210032137

IN WITNESS WHEREOF, **Christopher Lawrence,** has caused this instrument to be executed, this the 7 day of March, 2022.

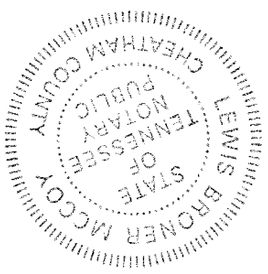
Christopher Lawrence

STATE OF _____
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Christopher Lawrence,** 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.

This the 7 day of March 2022.

NOTARY PUBLIC
My Commission expires: 8/27/22



True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, **L. Broner McCoy**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic 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 3/7/22 (date of document).

L. Broner McCoy
Date: 3/7/22

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 7th day of March, 2022.

NOTARY PUBLIC
My Commission expires: 2·5·25

KAYTLYN N. DODSON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY