PREPARED BY AND RETURN TO:
M. Todd Jackson
Todd Jackson Law, PC
3326 Aspen Grove Drive, Ste. 400
Franklin, TN 37067
Ph. (615) 771-5143 Fax (615) 771-5895

mail

Karen Johnson Davidson County
Batch# 825793 DEEDQC
03/22/2022 08:08:05 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220322-0032452

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Defermygain.com, LLC, Trustee of Phoenix Business Trust 3326 Aspen Grove Dr, Ste 400 Franklin, TN 37067	New Owner

TAX MAP - PARCEL NUMBERS 10507003300

Quitclaim Deed

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, **James Lawrence and Mary Beth Lawrence, husband and wife,** have this day bargained and sold, and by these presents does hereby quitclaim and convey unto **Defermygain.com, LLC, Trustee of Phoenix Business Trust**, and its successors in trust, and assigns, all right, title and interest in and to the following described tract of land located in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee being Lot 56 on the Plan of Humphrey Houston Addition (also referenced as Humphrey Houston and Martins Addition) as of record in Book 36, page 177, Register's Office for Davidson County, Tennessee.

Said Lot No. 56 fronts 50 feet on the Southerly side of Humphreys Street and runs back between parallel lines 150 feet to an alley. Being the same property conveyed to Apartments of Lawrenceburg, LLC, a Tennessee limited liability company, by Warranty Deed from Alabaster Properties, LLC, a Tennessee limited liability company, dated August 21, 2015 and recorded August 26, 2015 of record in Book 462, page 294, Register's Office for Lawrence County, Tennessee.

Being the same property conveyed to James Lawrence and Mary Beth Lawrence, husband and wife, by Warranty Deed from James K. Boulton and Joyce Boulton, husband and wife, dated February 1, 2012 and recorded February 6, 2012 of record in Instrument No. 20120206-0010714 Register's Office for Davidson County, Tennessee.

This property known as: 415 Humphreys St, Nashville, TN 37203.

WITNESS MY HAND on this the 14th day of March, 2022.

James Lawrence

James Lawrence

Mary Beth Lawrence

STATE OF Pennsylvania
COUNTY OF Philadelphia

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Lawrence and Mary Beth Lawrence, to me known, or proved to me on the basis of satisfactory evidence, to be the persons described in and who executed the foregoing instrument and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 14 day of March, 2022.

Meghan Dougherty

Notary Public

My Commission Expires: May 16, 2022

Commonwealth of Pennsylvania - Notary Seal
MEGHAN DOUGHERTY - Notary Public
Philadelphia County
My Commission Expires May 16, 2022
Commission Number 1283682

Phoenix Business Trust
By: Defermygain.com, LLC, as Trustee

By: _____
M. Todd Jackson, President

STATE OF TENNESSEE COUNTY OF WILLIAMSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, **M. Todd Jackson**, with whom I am personally acquainted (or proved identity with satisfactory evidence) and who acknowledged himself to be President of Defermygain.com, LLC, as Trustee of Phoenix Business Trust, and that he as such Trustee, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 16 day of March, 2022.

LATRISHA MILLER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires September 2, 2024

My commission expires:

_____
Notary Public (Seal)

STATE OF TENNESSEE COUNTY OF WILLIAMSON

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

WITNESS MY HAND AND OFFICIAL SEAL, this the 16 day of March, 2022.

_____
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 16 day of March, 2022.

My commission expires:

LATRISHA MILLER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires September 2, 2024

_____
Notary Public (Seal)