Karen Johnson Davidson County
Batch# 850223 DEEDQC
05/04/2022 09:41:39 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220504-0051542

This instrument prepared by:
Julia M. Alley
Joel R. Hooper
Hooper, Zinn & McNamee, PLLC
PO Box 546
Brentwood, TN 37027

Record and return to:
Same as preparer

| Address of New Owner: | Send Tax Bills to: | Map/Parcel: |
|---|---|---|
| Jennifer D. Booker Cummings<br>117 Demoss Road<br>Nashville, TN 37209 | Same as New Owner | 103 02 3B 006.00 |

# QUITCLAIM DEED

For good and valuable consideration, receipt of which is hereby acknowledged, **Deanna Jean Lawrence**, hereinafter called Grantor, has bargained and sold, and by these presents does quitclaim, transfer and convey her interest unto **Jennifer D. Booker Cummings**, hereinafter called Grantee, her heirs and assigns, all of Grantor's right, title and interest being a one half (1/2) interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 6 on the Plan of Demoss Hills, (formerly known as Demoss Road Homes), attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180416-0035309, amended in Instrument No. 20180502-0041768, Instrument No. 20180510-0044708, Instrument No. 20200625-0068622, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more particular description of said unit.

Being the same one half interest in property conveyed to **Deanna Jean Lawrence**, by deed from **Catherine Ann Fischer as Personal Representative of the Estate of Paul Brent Robertson**, of record in Instrument No. 20220425-0047061 Register's Office for Davidson County, Tennessee, where Deanna Jean Lawrence and Jennifer D. Booker Cummings, were the owners as tenants in common in the above conveyed property, and after this conveyance, Jennifer D. Booker Cummings will be the sole owner in the above-described property.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to all easements, restrictions, covenants, liens, encumbrances

and other matters of record.

This is improved property known as 117 Demoss Road, Nashville, Tennessee 37209.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand on April 14, 2022.

Deanna Jean Lawrence

Deanna Jean Lawrence, Grantor

State of Maryland
County of Queen Annes

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Deanna Jean Lawrence, with whom I am personally acquainted and who upon oath acknowledged she executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal on April 14, 2022.

Mary H Snyder

Notary Public
My Commission Expires: 11/23/2024

MARY H. SNYDER NOTARY PUBLIC QUEEN ANNE'S COUNTY, MD

State of TENNESSEE
County of WILLIAMSON

The actual consideration or value for this transfer is $ 0.00

Subscribed and sworn to before me on May 2, 2022.

Jennifer D. Booker Cummings, Grantee

Julia Alley

Notary Public
My Commission Expires: 2-28-2026

JULIA ALLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY