NEW OWNER :
Donna G. Lawrence and
Theresa Lynn Hayes
4538 Baton Rouge Drive
Hermitage, Tennessee 37076

SEND TAX BILLS TO:
Donna G. Lawrence
4538 Baton Rouge Drive
Hermitage, Tennessee 37076

Karen Johnson · Davidson County
Batch# 857529 DEEDQC
05/18/2022 10:00:01 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220518-0057276

Parcel ID 075 04 0 055.00

THIS INSTRUMENT PREPARED BY:
Shawn McBrien, Attorney At Law
1050 Hamilton Station Blvd, Ste 200
Lebanon, TN 37087

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SHAWN MCBRIEN, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

CORRECTED QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **DONNA G. LAWRENCE**, do hereby convey and quitclaim, subject to and expressly reserving a life estate for my life so long as I might live, unto **DONNA G. LAWRENCE and THERESA LYNN HAYES**, their successors and assigns, forever, all of my right, title and interest in and to the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bounded and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 289 on the Plan of Tulip Grove, Section 5, as of record in Book 4175, Page 71, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James B. Lawrence and wife, Donna G. Lawrence, by deed from George B. Hoerr and wife, Cheryl L. Hoerr, dated January 13, 1994, of record in Book 9242, Page 545, Register's Office for Davidson County, Tennessee.
James B. Lawrence predeceased Donna G. Lawrence on May 3, 2014 leaving

her as sole owner of said property.

The above description is the same as the previous deed of record.

THIS CORRECTED QUITCLAIM DEED is made to correct the page number of the referenced "Lot No. 289 on the Plan of Tulip Grove, Section 5, as of record in Book 4175, Page 71". The page number in the original Quitclaim Deed noted "Page 72" which was not correct.

THIS CONVEYANCE is made subject to all taxes, easements, right-of-ways and all matters shown on the plat of record if applicable, and any and all restrictions, existing roadways, zoning and other matters as may affect the premises.

WITNESS MY SIGNATURE hereto this 22 day of April, 2022

Donna G Lawrence

DONNA G. LAWRENCE

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, Donna G. Lawrence 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 at office this 22 day of April, 2022

NOTARY PUBLIC
My Commission expires: 3-2-25

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

* *

The actual consideration or value, whichever is greater, for this transfer is $ -0-.

AFFIANT

Sworn to and subscribed to before me this 22nd day of April, 2022.

NOTARY PUBLIC
My commission expires: 11/6/2024

SHERRI KELLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY