Karen Johnson Davidson County
Batch# 857652 DEEDQC
05/18/2022 11:35:18 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220518-0057442

Quitclaim Deed

RECORDING REQUESTED BY Keatha P. Lyons
AND WHEN RECORDED MAIL TO:
Thomas C. Parsons, Jr. , Grantee(s)
1204 Dempsey Drive
Nashville, TN. 37217
Consideration: $ 1.00
Property Transfer Tax: $ 0
Assessor's Parcel No.: 12010003100
PREPARED BY: Keatha Parsons Lyons certifies herein that he or she has prepared this Deed.

Keatha P. Lyons
Signature of Preparer

May 16,2022
Date of Preparation

Keatha Parsons Lyons
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on May 16, 2022 in the County of Davidson , State of Tennessee by Grantor(s), Keatha Parsons Lyons , whose post office address is 908 Century Oak Drive, Nashville, TN. 37211 , to Grantee(s), Thomas Clarence Parsons, Jr. , whose post office address is 1204 Dempsey Drive, Nashville, TN. 37217 ,

WITNESSETH, that the said Grantor(s), Keatha Parsons Lyons , for good consideration and for the sum of One Dollar ($ 1.00) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Signature of Grantor

Keatha Parsons Lyons
Print Name of Grantor

Signature of First Witness to Grantor(s)

KENNETH B. NEVELS
Print Name of First Witness to Grantor(s)

Signature of Second Grantor (if applicable)

Print Name of Second Grantor (if applicable)

Signature of Second Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Signature of Grantee

Thomas Clarence Parsons, Jr.
Print Name of Grantee

Signature of First Witness to Grantee(s)

KENNETH B NEVELS
Print Name of First Witness to Grantee(s)

Signature of Second Grantee (if applicable)

Print Name of Second Grantee (if applicable)

Signature of Second Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of TENNESSEE

County of DAVIDSON

On MAY 16TH, 2022, before me, CHAD RANDALL GARNER, a notary public in and for said state, personally appeared, KEATHA P. LYONS AND THOMAS C. PARSONS, JR.

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Chad Randall Garner
Signature of Notary

Affiant Known YES Produced ID YES

Type of ID DRIVERS LICENSE - TN

CHAD R GARNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
(Seal)

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 57 on the Map of Seven Oaks Subdivision, Section 4, as of record in Book 2133, page 105, Register's Office for Davidson County, Tennessee.

Said Lot No. 57 fronts 100 feet on the west side of Dempsey Place and runs back 255.5 feed on the north line and 217.3 feet on the south line to a dead line, which is a broken line measuring 229.8 feet thereon.

Being the same property devised to Thomas C. Parsons, Jr. and Keatha P. Lyons by the Last Will and Testament of Thomas C. Parsons duly probated in the Seventh Circuit Court of Davidson County, Tennessee, Docket Number 21P-1196, and documented by an Executor's Quitclaim Deed of recordin in instrument number 20220516-0056243, R.O.D.C.

The property address is 1204 Dempsey Dr., Nashville, TN 37217.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE.

W. WARNER MCNEILLY, III

SUBSCRIBED AND SWORN to before me by W. WARNER MCNEILLY, III this 18th day of MAY, 2022.

Lisa McKenzie
Notary Public
My Commission Expires: MAY 5, 2025

