New Owner

Send Property and Tax records to:
Colleen M. Lane
124 O'Bryan Ave.
Goodlettsville, TN 37072

Instrument Prepared by:
Benjamin K. Dean
2403 Memorial Blvd.
Springfield, TN 37172

Robertson County Map: 132M Grp: A Ctrl Map: 132L Parcel: 72
Davidson County Map & Parcel: 002 00 0 057.00

Connie Stroud, Register
Robertson County Tennessee
Rec #: 329922 Instrument #: 398264
Rec'd: 10.00 Recorded
State: 0.00 3/16/2022 at 12:30 PM
Clerk: 0.00 in Record Book
Other: 2.00 2160
Total: 12.00 PGS 215-216

Property Address:
124 O'Bryan Ave.
Goodlettsville, TN 37072

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed as of the 23rd day of Feb, 2022

by Grantor, WILLIAM LANE, to Grantee, COLLEEN LANE, Witnesseth:

That the Grantor, WILLIAM LANE, does hereby quitclaim and convey unto the Grantee, COLLEEN LANE, all of Grantor's rights, title, and interest in and to certain realty situated in both Davidson County and Robertson County, Tennessee, being bounded and described as follows:

Land in Davidson County and Robertson County, Tennessee, Beginning at an iron pin in the southwesterly line of William Christopher (DB 141, Pg 235, RORCT), said pin being the most northeasterly corner of the "Dayton Parker Lot" (as of record in Plat Book 19, page 63, RORCT) and the most northeasterly corner of the herein described tract; thence with said Christopher S 42 deg. 15' 00" E. 49.56' to a point; thence with the same S 86 deg. 53' 14" E. 412.08 to a 14" locust tree corner (common corner to Jeane M. Walker); thence with westerly line of said Walker and Tommy E. Walker S 12 deg. 32'15" E, 673.16 to an iron pin in the base of a fence corner post (common corner to Eric Rogers); thence with the northerly line of said Rogers S 72 deg. 14'29" W. 342.49' to the center of the old railroad bed; thence with the same and a curve to the left (R=406.17 L=20 deg. 25'41", LC=144.05', CB=N 8 deg. 18'40" W for a curve of 144.81) thence with the same N 18 deg. 31' 30" W, 102.69; thence with the same curve to the left (R=611.92 L=36 deg. 23'00", LC=382.08', CB=N 36 deg. 43'00" W) for a curve distance of 388.57'; thence with the same N 54 deg. 54' 29" W 101.88' to the most southeasterly corner of said, "Dayton Parker Lot", thence with the easterly line of said lot N 24 deg. 57' 34" E. 238.13' to the point of beginning, containing 7.085 acres more or less. Surveyed by Tommy E. Walker RLS# 1465, dated 11/28/2006.
Source of title 20180510-0044853
Together with the beneficial rights of the Ingress/egress identified on Plat Book 19, page 63, in the Register's Office for Robertson County, Tennessee.

Less and except that portion conveyed to Stewart Robinson by deed from Dayton Lloyd Parker dated August 21, 2013, in Record Book 1536, page 849, in the Register's Office for Robertson County, Tennessee.

This conveyance is subject to the following: (a) Utility easement for a sewer system of record in Record Book 518, page 897, Register's Office for Robertson County, Tennessee; (b) Utility easement for a public water system of record in Record Book 962, page 370, Register's Office for Robertson County, Tennessee; and (C) Title to that portion of the premises, if any, embraced within the charter right-of-way of L&N (nka CSX) Railroad.

Karen Johnson Davidson County
Batch# 859335 **DEEDQC**
05/20/2022 08:22:28 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220520-0058421

Being the same property conveyed to William Lane and Colleen Lane, by Warranty Deed of Record from Dayton Lloyd Parker, unmarried, in Record Book 1807, Page 549, R.O.R.C.T. This deed is made pursuant to a Marital Dissolution Agreement and Final Divorce Decree entered in the Circuit Court for Robertson County, Tennessee.

~~To have and to hold the same parcel of real property, with appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns forever.~~ CL

IN WITNESS WHEREOF, Grantor, WILLIAM LANE, has executed this quitclaim deed of realty as of the date written first herein

WILLIAM LANE, GRANTOR

STATE OF New Hampshire]
COUNTY OF Rockingham]

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **WILLIAM LANE**, the within named Bargainor, 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 seal at office this the 23rd day of February, 2022

NOTARY PUBLIC

DONNA L. GIBERSON
Justice of the Peace - New Hampshire
My Commission Expires November 25, 2024

My Commission Expires: _____

STATE OF TN]
COUNTY OF Robertson]

The actual consideration given for this conveyance is $ 0.00.

Affiant

Subscribed and sworn to before me this the 3 day of March, 2022

NOTARY PUBLIC

My Commission Expires: 1-31-2026

CARLENE PARKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON