Karen Johnson Davidson County
Batch# 862132 DEEDQC
05/25/2022 09:00:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220525-0060397

QUITCLAIM DEED

Cheryl Buckingham
STATE OF TENNESSEE NOTARY PUBLIC
Davidson COUNTY

STATE OF TENNESSEE -
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ZERO
TRANSFER TAX EXEMPTION TCA SECTION 67-4-409(a)(4)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF May, 2022

Notary Public

MY COMMISSION EXPIRES: 05.05.2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lawrence Morera	**Owner**	
(NAME) **5721 Spring House Way**	(NAME)	
(ADDRESS) **Brentwood, Tennessee 37027**	(ADDRESS)	**16016003800**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Information furnished by the parties, no title search was performed.

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, NO CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR NO OTHER GOOD AND VALUABLE CONSIDERATIONS, ALL OF WHICH IS HEREBY ACKNOWLEDGED **SPRING HOUSE WAY TRUST, BY LAND TRUST AGREEMENT DATED NOVEMBER 16, 2020,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY UNTO **LAWRENCE MORERA,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, ALL OF RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Said property conveyed herein is described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: to-wit:

Being Lot No. 202 on a Resubdivision of Lot 200-204, Phase 4, Hearthstone, as of record in Plat Book 6050, Page 16 and amended in Book 6096, Page 753 and amended in Book 6252, Page 422, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Spring House Way Trust, by Land Trust Agreement dated November 16, 2020 by Quitclaim Deed from Lawrence Morera, dated November 18, 2020, of record in Instrument 20201124-0137588, Register's Office for Davidson County, Tennessee.

Being also known as 5721 Spring House Way, Brentwood, Tennessee 37027.

Witness my/our hand (s) this the 18th day of May, 2022.

Spring House Way Trust, by Land Trust Agreement dated November 16, 2020

By: TN Properties United LLC, Trustee

By: Lawrence Morera, Manager

STATE OF TN
COUNTY OF Williamson

On this 18 day of May, 2022, before me personally appeared **Lawrence Morera** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th day of May, 2022

Cheryl Buckingham
Notary Public

My Commission Expires: 05-05-2025

(SEAL)

Cheryl Buckingham
STATE OF TENNESSEE NOTARY PUBLIC
Davidson COUNTY

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5-18, 2022.

Affiant
Date: May 19, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 19 day of May 2022.

Notary Public

My Commission Expires: 5/5/2025

Cheryl Buckingham
STATE OF TENNESSEE NOTARY PUBLIC
Davidson COUNTY