Karen Johnson Davidson County
Batch# 868137 DEEDQC
06/07/2022 08:17:56 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220607-0064887

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
1935 21st Avenue South, Suite 100
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $0.00

JONATHAN A. LANNING, AFFIANT

Subscribed and sworn to before me, this 31 day of May 2022

NOTARY PUBLIC

My Commission Expires: 02-01-2023

JESSICA ANN CLEGG STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 02-01-2023

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
BETTY CHERYLE LANNING, TRUSTEE 513A Moore Ave., Nashville, TN 37203	New Owner	Map and Parcel No.: 105074B00100CO

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Jonathan A. Lanning and Betty C. Lanning, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Betty Cheryle Lanning, Trustee of the Jonathan A. Lanning Irrevocable Investment Services Trust, created April 21, 2022, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 513A Moore Avenue, Nashville, TN 37203, and more particularly described as follows:

BEING all of Unit A, as shown on the Plan of 513 Moore Avenue Townhomes, a Horizontal Property Regime, filed as Exhibit C and established by the Declaration of Covenants, Conditions and Restrictions appearing of record in Instrument No. 20150901-0088881, of the Register's Office of Davidson County, Tennessee, together with an undivided percentage

interest in the common areas/elements appurtenant to said unit as set forth in the Declaration, reference to which is hereby made for more complete and detailed description of the Unit and the Condominium, the rights and obligations of the declarant and the unit owners, and the By-Laws of the Association of owners.

BEING the same property conveyed to Jonathan A. Lanning and Betty C. Lanning, both unmarried, from Ewing Holdings, LLC, a Tennessee limited liability company, by Warranty Deed, recorded in the Register's Office of said county and state in Instrument No. 20160722-0075542.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 137, page 91, and as depicted on Exhibit C of the Declaration of Covenants, Conditions and Restrictions for 513 Moore Avenue Townhomes of record in Instrument No. 20150901-0088881; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Declaration of Covenants, Conditions, and Restrictions of 513 Moore Avenue Townhomes Subdivision of record in Instrument No. 20150901-0088881, all of the Register's Office of Davidson County, Tennessee.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 1 day of June 2022.

JONATHAN A. LANNING, Grantor

BETTY C. LANNING, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Jonathan A. Lanning,** the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 31 day of May 2022.

Jessica Ann Clegg
Notary Public

My Commission Expires: 02-01-2023

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-01-2023

STATE OF TENNESSEE)

COUNTY OF Rutherford **)**

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Betty C. Lanning,** the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1 day of June 2022.

Alexandria Knowles
Notary Public

My Commission Expires: Dec. 23, 2025

ALEXANDRIA KNOWLES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY