This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

Karen Johnson Davidson County
Batch# 885005 DEEDQC
07/06/2022 11:41:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220706-0077867

Address New Owner:	***Send Tax Bills To:***	***Map-Parcel***
MIRANDA PYBURN, TRUSTEE Vailwood Drive Trust DATED JUNE 6, 2022 4004 VAILWOOD DRIVE NASHVILLE, TN 37215	SAME	117 13 0 055.00

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. §67-4-409(a)(4).

AFFIANT

Sworn to and subscribed before me this 7 day of July, 2022.

Notary Public
My Commission Expires: 3/3/26

RACHEL SCHOW
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2026

QUITCLAIM DEED

FOR -$10- DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, we, NEAL H. LAMPLEY and wife, MARY LAMPLEY, hereinafter called Grantor, for the express purpose of conveying all of our right, title and interest in this property, do hereby quitclaim and convey unto MIRANDA PYBURN, Trustee of the VAILWOOD DRIVE TRUST, dated June 6, 2022, all of our right, title and interest in the following described real estate in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 6TH day of JUNE, 2022.

BY: _____
NEAL H. LAMPLEY

_____
MARY LAMPLEY

STATE OF ~~TENNESSEE~~ SOUTH CAROLINA

COUNTY OF ~~WILLIAMSON~~ BEAUFORT

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named NEAL H. LAMPLEY and wife, MARY LAMPLEY, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at ~~Brentwood, Tennessee~~ HILTON HEAD ISLAND, SC, this 6TH day of JUNE, 2022.

_____
NOTARY PUBLIC

VINCENT ELIA
Notary Public - State of South Carolina
My Commission Expires August 29, 2027

My Commission Expires: August 29, 2027

EXHIBIT A

PROPERTY DESCRIPTION

Said property is described to wit:

Being Lot No. 6 on the Plan of Part Three Wallace Subdivision of record in Book 1130, Page 82, in the Register's Office of Davidson County, Tennessee.

SAID Lot No. 6 fronts 100.0 feet on the northeasterly margin of Vailwood Drive and extends back 197.0 feet on the northerly line and 197.6 feet on the southerly line in the rear, measuring 100.0 feet thereon.

Being the same property conveyed to Madeline Williams Newsom, married, by deed from Gary J. Hill and wife, Clara Z. Hill, dated June 10, 1997, and of record in Book 10488, Page 563, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters as shown on plan of Part Three Wallace Subdivision of record in Book 1130, Page 82, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to right-of-way of Vailwood Drive.

Being the same property conveyed to NEAL H. LAMPLEY and wife, MARY LAMPLEY, by Warranty Deed of record from MADILINE WILLIAMS NEWSOM, unmarried, in Instrument No. 20060221-0019924, Registers Office for Davidson County, Tennessee.

The above description is taken verbatim from the previously recorded deed.

This conveyance is made subject to all restrictions, easements, zoning, and planning ordinances, and other regulations that may affect the premises.

This is improved property known as 4004 Vailwood Drive, Nashville, TN 37215.

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, do hereby make oath that I am a licensed attorney and/or the 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 June 6, 2022 (date of document).

Signature

6/6/22

Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 6th day of June, 2022.

Rachel Schow

Notary Public

My Commission expires: 3/3/26

RACHEL SCHOW
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2026