Karen Johnson Davidson County
Batch# 907326 DEEDQC
08/24/2022 11:13:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220824-0095567

**THIS INSTRUMENT PREPARED BY:**
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

# QUITCLAIM DEED

*This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.*

| Address of New Owner(s): | Send Tax Bills to: | Map & Parcel: |
|---|---|---|
| Avalyn L. Lightell<br>1121 Sunnymeade Drive<br>Nashville, TN 37216 | New owner | 061-15-0-151.00 |

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Avalyn Lightell, an unmarried woman**, by these presents does hereby quitclaim and convey unto, **Avalyn L. Lightell as Trustee of the Avalyn L. Lightell Living Trust dated August 17, 2022**, its successors, representatives, and assigns, her rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

**Being Lot No. 27, Block B on the Plan of Sunnymeade Subdivision, as of record in Plat Book 843, Pages 4 and 5, 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 Danny Carl Tansil and wife, Dianna Marie Tansil by Deed dated May 4, 1973 from William R. Dalton and wife, Marie E. Dalton of record in Deed Book 4708, page 365, Register's Office for said County. Danny Tansil and Danny Carl Tansil are one and the same person. Diane Tansil and Dianna Marie Tansil are one and the same person.**

**Being the same property conveyed to Avalyn Lightell by Warranty Deed dated March 21, 2008 from Danny Tansil and wife, Diane Tansil of record in Instrument Number 20080324-0029057 and recorded on March 24, 2008 in the Register's Office for Davidson County.**

**Being also known as 1121 Sunnymeade Drive, Nashville, TN 37216.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 24 day of August, 2022.

Affiant

My commission expires: 7-7-25
(Affix Seal)

Notary Public

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this day of August, 2022.

Avalyn L. Lightell

**Avalyn L. Lightell**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Avalyn L. Lightell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24 day of August, 2022.

Caitlin McKeighen

Notary Public

My Commission Expires: 7-7-25



**Tennessee Certification of Electronic Document**

I, Steven T. Morris, 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 08/24/2022 ____ (date of document).

Affiant Signature

08/24/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 24 day of August, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025