Karen Johnson Davidson County
Batch# 918332 DEEDQC
09/19/2022 11:38:02 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20220919-0104077

File No.

QUITCLAIM DEED

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 day of September, 2022.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires January 23, 2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Charles Lannom, Property Owner
1023 Maxwell Avenue
Nashville, Tennessee 37206
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Lannom and Christina Lannom and Sam Lannom	Same as New Owner	Map – 083 Group – 05 0 Parcel – 138.00
(NAME) 1023 Maxwell Avenue	(NAME)	
(ADDRESS) Nashville, Tennessee 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CHARLES LANNOM and CHRISTINA LANNOM, husband and wife,

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHARLES LANNOM and CHRISTINA LANNOM a 99% UNDIVIDED INTEREST;
and SAM LANNOM, single, a 1% UNDIVIDED INTEREST,

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at an iron rod in the northern right of way of Maxwell Avenue at the southeastern corner of the herein described parcel and the southwestern corner of the OIC the Bayley@Maxwell property as described in Instrument 20161012-0108020 RODC; Thence, with said right of way, North 74 degrees 13 minutes 41 seconds West, 75.00 feet to an iron rod at the southeastern corner of the Michael Vester property as described in Deed Book 8506 Page 409 RODC; Thence, with Vester, North 18 degrees 24 minutes 55 seconds East, 305.62 feet to an iron rod by a fence corner; Thence, South 76 degrees 13 minutes 52 seconds East, 75.17 feet to an iron rod at the western edge of a 20' alley; Thence, with the alley, South 18 degrees 24 minutes 55 seconds West, 308.25 feet to the point of beginning and containing 22,966 square feet or 0.528 acres according to a survey by Steven D. Delle TN RLS # 1710, with Delle Land Surveying Co. on April 19, 2021.

Being the same property conveyed to Charles Lannom and Christina Lannom, husband and wife, by Quitclaim Deed from Charles C. Lannom and wife, Frances Yvonne Lannom, dated April 21, 2021 and filed of record April 21, 2021 in Instrument No. 20210421-0053441, Register's Office for Davidson County, Tennessee.

Pursuant to Tenn. Code Ann. S 66-24-121 (a), the legal description is the same as in the previous deed of record.

JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT, TITLE, HOMESTEAD, AND/OR INTEREST PURSUENT TO T.C.A. CODE 26-2-301, A,B AND D, IN AND TO SAID PROPERTY WHICH MAY HAVE MARITAL OR OTHERWISE.

X **This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.**

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1023 Maxwell Avenue, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my hands this 19 day of September, 2022.

Charles Lannom

Christina Lannom

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Charles Lannom the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 19 day of September, 2022.

Notary Public

Commission expires: My Commission Expires January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Christina Lannom the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 19 day of September, 2022.

My Commission Expires

Commission expires: January 23, 2023

Notary Public

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.