Karen Johnson Davidson County
Batch# 952309 DEEDQC
12/16/2022 09:22:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221216-0130229

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
William W. Lohr 1008 A Virginia Avenue Nashville, TN 37216	New Owner	061-11-148.00

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 **Christopher W. Lohr, erroneously spelled Christopher W. Lohrs on prior deed**, by these presents does hereby quitclaim and convey unto **William W. Lohr, an unmarried man**, his heirs, successors and assigns, his rights, title and interest in and to the following described tract of land:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 29 on the Map of George Burrus Subdivision of Lot Number 81 on the Map of Maplewood Home Tract, as of record in Book 421, Page 178, Register's Office for said County.

Said Lot Number 29 fronts 100 feet on the southerly side of Virginia Street and runs back between lines 241.5 feet on the Westerly line and 235.75 feet on the Easterly line to a dead line in the rear and measures 100 feet thereon.

Being the same property conveyed to Christopher W. Lohrs by Special Warranty Deed from CitiFinancial, Inc., a Tennessee Corporation, dated November 19, 2012 and recorded on December 5, 2012, of record in Instrument No. 20121205-0112014, in the Register's Office of Davidson County, Tennessee.

Being also known as 1008 A Virginia Avenue, 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 9TH day of December 2022.

Affiant

My commission expires:
(Affix Seal)

Carmen Coats
Notary Public

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 8th day of December 2022.

Christopher W. Lohr

Christopher W. Lohr

STATE OF PENNSYLVANIA
COUNTY OF Armstrong

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

Witness my hand and seal this the 8th day of December 2022.

Loretta Atkinson

Notary Public

My Commission Expires: 11-1-2025

Commonwealth of Pennsylvania - Notary Seal
LORETTA ATKINSON - Notary Public
Armstrong County
My Commission Expires November 1, 2025
Commission Number 1280094

202212160130229

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 December 16, 2022 (date of document).

Affiant Signature

December 16, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 16th day of December, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023