Karen Johnson Davidson County
Batch# 960899 DEEDQC
01/13/2023 09:52:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230113-0002977

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

Address New Owners
Haskel V. Lawson, Jr.
123 Anthony Ave.
Nashville, TN 37138

Send Tax Bills To
Haskel V. Lawson, Jr.
123 Anthony Ave.
Nashville, TN 37138

Map-Parcel No.
054 13 0 004.00

Quitclaim Deed

Grantor: Ernestine H. Lawson
Grantee: Haskel V. Lawson, Jr.

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Land in the 4th Civil District of said County, being a north-central portion of Lot No. 18 on the Plan of Life & Casualty Insurance Company's Subdivision of Dabbs & Elliott's property at Old Hickory, known as Dupontonia, as of record in Book 843, page 56, Register's Office for said County, described as follows:

BEGINNING at an iron pin, the westernmost corner of the property conveyed to Haskel V. Lawson and wife by deed of record in Book 1636, page 248, Register's Office for said County; thence north 48° 29' west 105 feet to a point; thence north 41° 31' east 100 feet to a point; thence south 48° 29' east 105 feet to an iron pin at the northwesterly corner of the aforementioned Lawson property; thence with Lawson's westerly line, south 41° 31' west 100 feet to the beginning, containing 22/100 of an acre, more or less.

Being the same property conveyed to Haskel V. Lawson and wife, Ernestine H. Lawson, by deed from Johnnie E. Patterson and wife, Jo Edna Patterson, of record in Warranty Record Book 2436, Page 83, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 123 Anthony Street, Nashville, TN 37138.

Title to the aforedescribed real property was vested in Haskel V. Lawson and wife, Ernestine H. Lawson, as tenants by the entirety. Haskel V. Lawson is now deceased, having departed this life on September 3, 2009, a resident of Tennessee. At the time of his death, the marriage of Haskel V. Lawson and Ernestine H. Lawson had continued uninterrupted from the date that the two of them acquired the aforedescribed property as tenants by the entirety. No separation or divorce proceedings were pending at the time of his death. Upon Haskel's death, Ernestine H. Lawson became the sole surviving tenant.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT TAKACS MCGINNIS ELDER CARE LAW IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Ernestine Lawson

Ernestine H. Lawson, Grantor

State of Tennessee
County of Sumner

On January 10, 2023, before me personally appeared Ernestine H. Lawson with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

DEBRA Y. KING STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Debra Y. King

Notary Public

My commission expires: 04-22-2026

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Haskel V. Lawson, Jr., Grantee

Sworn to and subscribed before me on January 10, 2023.

Barbara Boone McGinnis

Notary Public
My commission expires: 5/23/2023

BARBARA BOONE MCGINNIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER My Commission Expires May 23, 2023

* *

TRUE Copy Certification

I, Sara Barbour, do hereby make oath that I am 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 January 10, 2023

Sara Barbour

Signature

1/10/23

Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on January 10, 2023.

Barbara Boone McGinnis

Notary's Signature
My Commission Expires: 5/23/2023

BARBARA BOONE MCGINNIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Commission Expires
May 23 2023