Karen Johnson Davidson County
Batch# 966097 DEEDQC
01/31/2023 03:19:31 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230131-0007247

This Instrument
Prepared By:

Dan E. Huffstutter
1211 16th Avenue South
Nashville, TN 37212-2901
(615) 242-2000

# QUITCLAIM DEED

**This Quitclaim Deed**, executed as of the 31st day of January 2023, by Grantor, Carolyn E. Hodison, as Personal Administrator of the Estate of Cornell D. Lane, to Grantee, Monique Marvette Brasfield and Angela Ruth Lane, as tenants in common.

**Witnesseth:**

**That** Grantor has this day transferred and conveyed unto the Grantees, to have and to hold to themselves, and to their assigns and successors forever, a certain tract or parcel of land situated in the Davidson County, Tennessee, described as follows:

**Being** Let Ne. 17 on the Plan of Royal Crest Subdivision, as of record in Book 3700, page 86, Register's Office for said County, described as follows:

**Beginning** on the southerly margin of Kings Lane at the corner of Lots Nos. 16 and 17;

thence with the line between said two lots southerly 236.27 feet to the corner of Lots' Nos.: 17 and 18;

thence with the line between said two lots, easterly 223.40 feet to the westerly margin of Drakes Branch Road;

thence with the same northerly 180.80 feet to the beginning of a curve;

thence around said curve having a radius of 25 feet northwesterly 38.10 feet to the southerly margin of Kings Lane;

thence with the same westerly 183.03 feet to the **beginning**.

**Conveyance** is made subject to 10-foot public utilities and drainage easement, anchor easement, overhang easement across premises, 175-foot setback line from Kings Lane, 110- foot setback 1ine from Drakes Branch Road and conditions of owners' certificate, as shown on Plan of record in Beck 3700 page 86, and restrictions of in record in Book 4103, page 125, said Register's office.

**Being** the same property conveyed by warranty deed from Kings Property Company, partnership to Cornell D. Lane and wife, Hattie Ruth Lane, of record in Deed Book 4210, page 618, Register's Office for said County, Hattie Ruth Lane died July 31, 2007, and Cordell D. Lane died October 8, 2021, whose estate was administered as case # 22P99 by the Circuit Court of Davidson County, Tennessee, probate division.

**Being** also known as 3951 Kings Lane, Nashville, TN 37218.

**In Witness Whereof**, Grantor has executed this Deed as of the date and date first above written.

Estate of Cornell D. Lane

Carolyn E. Hodison, Adm.

Carolyn E. Hodison, Personal Administrator

**State of Tennessee )**
**County of Davidson )**

**Before me,** the undersigned Notary Public in and for the County and State aforesaid, personally appeared Carolyn E. Hodison, with whom I am personally acquainted, who acknowledged to be the Personal Administrator of the Estate of Cornell D. Lane and who, upon oath, acknowledged she executed the foregoing instrument for the purposes therein contained by signing the name of Estate of Cordell D. Lane by herself as Personal Administrator.

**Witness** my hand and seal at office this 31st day of January 2023.

Dawn E. Wright

Dawn E. Wright, Notary Public

DAWN E. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-2-2024

My Commission Expires:

7/2/2024

| **Name and Address of Property Owner:** | **Person or Entity Responsible For Payment of Property Taxes:** | **Map-Parcel Number:** |
|---|---|---|
| Monique Marvette Brasfield & Angela Ruth Lane<br>3951 Kings Lane<br>Nashville, TN 37218 | Monique Marvette Brasfield & Angela Ruth Lane<br>3951 Kings Lane<br>Nashville, TN 37218 | 05815002600 |

**This conveyance is exempt from Tennessee recordation tax**

**pursuant to Tennessee Code Annotated Section 67-4-409(a)(1)(C)(iv)**