Karen Johnson Davidson County
Batch# 985724 DEEDQC
03/28/2023 02:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230328-0022642

PREPARED BY:

Robert J. Hazard, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn before me on this day, March 28, 2023.

CARTER MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 1/18/26

New Owner Address:
Lori Lawhon Dulaney and
James Scott Dulaney, Co-Trustees
1818 Warfield Drive
Nashville, TN 37215

Send Tax Bills To:
Same

Map-Parcel Number:
131-03-0-010.00

QUITCLAIM DEED

Lori L. Dulaney ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to **James Scott Dulaney and Lori Lawhon Dulaney, Co-Trustees of the Dulaney Family Trust, dated March 20, 2023** ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Grantor's spouse, James Scott Dulaney, as evidenced by his signature below, hereby joins with Grantor in the conveyance set forth herein.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **March 27th, 2023.**

Lori L. Dulaney

James Scott Dulaney

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Lori L. Dulaney and James Scott Dulaney**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, March 27th, 2023.

Notary Public

My Commission Expires: 05/05/2025

ANDREW STRICKLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05/05/2025

EXHIBIT A

Land in the 7th Civil District of Davidson County, Tennessee, being part of the northerly 10 feet of Lot No. 65 on George W. Blair's Revised Plan of Belmont Park Place, as of record in Book 421, pages 118 and 119, Register's Office for said County, and being shown as a 10 feet strip on the Plan of Colonial Heights, as of record in Book 1130, page 102, said Register's Office, and a part of Lots Nos. 5 and 6 on the plan of the subdivision of Phoebe Nicholson Heir's property, as of record in Minute Book "J", page 293, of the Chancery Court for said County and being shown as southerly part of Lot No. 14 on the unrecorded plan of George T. Hicks subdivision on Lone Oak Road and Warfield Drive, and described as follows:

Beginning on the northerly margin of Warfield Drive at the southwest corner of the property conveyed to John Leland Howard by deed from George T. Hicks and wife, of record in Book 2750, page 30, said Register's Office, being the corner of Lots Nos. 13 and 14 on said unrecorded plan; thence with the line between said two lots and along said Howard's westerly line northwardly 101.50 feet to the southeast corner of the property conveyed to Burton P. Creswell and wife, by deed from George T. Hicks and wife, of record in Book 2735, page 156, said Register's Office; thence westwardly 94 feet more or less, to the easterly margin of Kimbark Drive, said point being 5 feet south of the southwest corner of said Creswell's property; thence with the easterly margin of said Kimbark Drive southwardly 86.50 feet to the beginning of a curve; thence around said curve with a radius of 10 feet in a southeasterly direction to the northerly margin of said Warfield Drive; thence with same easterly 83.83 feet to the beginning.

Being the same property conveyed to Lori L. Dulaney from The Payne Center, a Tennessee limited liability company, by deed of record in Instrument No. 20211207-0161997, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 1818 Warfield Drive, Nashville, TN 37215.

CERTIFICATE OF AUTHENTICITY

I, Robert. J. Hazard, Esq., do hereby make oath that I am a licensed attorney and 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 March 27, 2023.

Affiant Signature

3/28/2023
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, March 28, 2023.

Carter Moore
Notary Public

My Commission Expires: 11/18/26

CARTER MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY