This Instrument Prepared by:
Covington G. Dismukes
Dismukes Law, PLLC
604 S. Margin Street
Franklin, TN 37064
(615) 200-8818

Karen Johnson Davidson County
Batch# 992763 DEEDQC
04/17/2023 11 20 37 AM 3 pgs
Fees $17 00 Taxes $0.00
20230417-0027887

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
The Lazenby-O'Reilly Family Trust #1	Same	160 11 0A 121.00
51 Ashington Lane		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **JAMES A. LAZENBY and SUSAN W. O'REILLY, husband and wife as tenants in common** ("**Grantor**") do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **JAMES ALAN LAZENBY and SUSAN WHITE O'REILLY AS CO-TRUSTEES OF THE LAZENBY-O'REILLY FAMILY TRUST #1,** and their successors, heirs and assigns. The real estate is described as follows:

> Land in Davidson County, Tennessee, being Lot No. 121 on the Plan of Resubdivision of Lots 120-122, Phase IV, Hemmingwood, of record in Book 6200, Page 844, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to James A. Lazenby and Susan W. O'Reilly, husband and wife as tenants in common, by Warranty Deed from Rebecca C. Schimmel, unmarried, dated and filed for record on June 16, 2010 in Instrument No. 20100616-0046687, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Subscribed and sworn to before me this the 16th day of February, 2023.

Affiant

Notary Public

My Commission Expires: _____

COVINGTON G DISMUKES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM EXPIRES DECEMBER 13, 2025

This is improved property, known as 51 Ashington Lane, Brentwood, TN 37027.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 16th day of February, 2023.

JAMES A. LAZENBY

SUSAN W. O'REILLY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES A. LAZENBY**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 16th day of February, 2023.

Notary Public

My Commission Expires: _____

COVINGTON G DISMUKES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM EXPIRES DECEMBER 13, 2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SUSAN W. O'REILLY**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 16th day of February, 2023.

Notary Public My Commission Expires:_____

