QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1 00

Dorothy Jane Lane
Affiant

Subscribed and sworn to before me, this the 10th day of May, 2023

Notary

My Commission Expires 9-28-26

Karen Johnson Davidson County
Batch# 1006442 DEEDQC
05/23/2023 12 20 44 PM 2 pgs
Fees $12 00 Taxes $0 00
20230523-0038762

STACEY ANGELLO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
Stacey Angello
The Law Office of Stacey Angello
14345 Lebanon Rd. Suite A
Old Hickory, Tennessee 37138
(615) 449-2700

Address of new owner:	Send Tax Bills to	Map and Parcel ID No
Dorothy Jane Lane 4661 Woodview Circle Old Hickory, Tennessee 37138	SAME	06404005300

THIS INSTRUMENT made and entered into on this the 10th day of May, 2023, by and between DOROTHY BARD, ("Grantor") and DOROTHY JANE LANE ("Grantee"):

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of One Dollar and No/100 ($1.00), cash in hand paid, and other goods and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor convey, transform, release, relinquish, and quitclaim unto Grantee, all Grantor's rights, titles, and interests in and to the real property in the State of Tennessee, the following described tract of land located in Davidson County, and incorporated herein by reference:

Being Lot No. 25 A, Zone Lot Division of Lot 25, on the Plan of Lake Country (erroneously referred to as County on prior deed) of record in Plat Book 5800, Page 346, amending Plat Book 5200, Page 493, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Dorothy Bard, an unmarried woman, from Timothy Green, unmarried, by virtue of Warranty Deed dated July 9, 2021 at Instrument No. 20210720-0096856 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Timothy Green, unmarried, by virtue of that certain Quit Claim Deed dated November 6, 2002, and being of record at Instrument 20021125-0146113 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Timothy N. Green and wife, Erica S. Green by virtue of Warranty Deed dated September 14, 2001 at Instrument No. 20010920-0102144 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, including those located at Plat Book 5200, Page 493 and amended in Plat Book 5800, Page 346, Declarations of Restrictions, Protective Covenants and Easements recorded at Book 6095, Page 656 and Book 6207, Page 285, Charter recorded at Book 7289, Page 990, Easements of record at Book 5200, Page 493 and Book 5800, Page 346, and all other matters of record, including all items set out on any applicable plat of record.

For Informational Purposes ONLY
This is improved property known as: 4661 Woodview Circle, Old Hickory, TN 37138.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The Grantor make no warranty, express or implied, as to title in the property herein described.

The preparer makes no representation or warranties as to the accuracy of the description or the status of the title to the property This document has been prepared based upon information furnished to the preparer and without conducting a title search It is the responsibility of the grantee to record this document and failure to do so could adversely affect the title of the property The parties hereto signify their assent to this disclaimer by the execution and the acceptance of the instrument

IN WITNESS WHEREOF, the Grantor has hereunto set her hand on this, the 10th day of May, 2023.

Dorothy Bard now Dorothy Jane Lane

DOROTHY BARD (now DOROTHY JANE LANE)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dorothy Bard (now Dorothy Jane Lane)**, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 10th day of May, 2023.

Notary Public

My Commission Expires: 9-28-24

STACEY ANGELLO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY