Karen Johnson Davidson County
Batch# 1007974 DEEDQC
05/26/2023 08 35 14 AM 3 pgs
Fees $17 00 Taxes $0 00
20230526-0039719

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

ALEJANDRO ARREDONDO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184043073
MY COMMISSION EXPIRES MARCH 27, 2027

STATE OF Colorado
COUNTY OF Boulder

The actual consideration for this transfer is: $10.00

JAMES B. LAWHON, AFFIANT

Subscribed and sworn to before me, this 12 day of May 2023.

Alejandro Arredondo
NOTARY PUBLIC

My Commission Expires: March 27, 2027

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
ROBERT R. LAWHON 621 Pendlebury Park Place Franklin, TN 37069	New Owner	Map No.: 131-3 Parcel No.: 12

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, James B. Lawhon, ("Grantor") do hereby quitclaim, transfer and convey unto Robert R. Lawhon, his successors and assigns, all of my right, title and one-half (1/2) interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 1814 Warfield Drive, Nashville, Tennessee 37215, and more particularly described as follows:

Land in the 7th Civil District of Davidson County, Tennessee, being part of the North 10 feet to 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 foot strip on the Plan of Colonial Heights, as of record in Book 1130, Page 102, said Register's Office, and part of Lots 5 and 6 on the Plan of the Subdivision of the 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 Lot No. 12 in George T. Hicks, unrecorded subdivision at Lane Oak Road and Warfield Drive, as described as follows:

Beginning on the northerly margin of Warfield Drive at the southwest corner of the property conveyed to Paul E. Brien and wife, by deed from George T. Hicks and wife, of record in Book 2024 at Page 271, said Register's Office, thence with said Briens western boundary line northerly 215 feet; thence North 87 degrees 30 minutes west 67 feet to the northeast corner of the property conveyed to William N. Demars by deed from John Leland Howard and wife, of record in Book 3138, Page 291, said Register's Office, thence with Demars eastern boundary line southerly 215 feet to the northerly margin of Warfield Drive; thence with the same easterly 67.0 feet to the beginning.

This conveyance is made subject to the restrictive covenants of record in Book 4193, Page 144, Register's Office for Davidson County, Tennessee; owner's certificate, easement for public utilities and drainage purposes, anchor easements on the northwesterly and northeasterly corners, a minimum building setback line from Camelot Road of 75 feet, as shown on plan of record in Book 3700, Page 151, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert R. Lawhon, as to a one-half (1/2) interest, and James B. Lawhon, as to a one-half (1/2) interest, from Lori L. Dulaney, Administrator C.T.A. of the Estate of Elizabeth T. Lawhon, appointed by the Davidson County Probate Court, File No. 16P-1825, by Administrator's Deed, recorded in the Register's Office of said county and state at Instrument No. 20170802-0078374.

As a result of this conveyance, the aforementioned tract of land is owned 100% by Robert R. Lawhon.

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

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 12 day of MAY 2023.

James B. Lawhon, Grantor

STATE OF Colorado)

COUNTY OF Boulder)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **James B. Lawhon**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12 day of May 2023.

Alejandro Arredondo
Notary Public

My Commission Expires: March 27, 2027

ALEJANDRO ARREDONDO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184043073
MY COMMISSION EXPIRES MARCH 27, 2027