Karen Johnson Davidson County
Batch# 1035124 DEEDQC
08/07/2023 09 02 25 AM 2 pgs
Fees $12 00 Taxes $0 00
20230807-0060716

THIS INSTRUMENT PREPARED BY:
L&O Farms, FLP
8519 Coopertown Road
Joelton, TN 37080

Address New Owner(s)	**Send Tax Bills To:**	**Map & Parcel**
The 1026 Seymour Avenue Trust P.O Box 695 Madison, TN 37116	SAME	083-05-0-31.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/00 Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **L&O Farms, FLP, formerly known as L&O Farms, LLC** ("Grantor") does hereby quitclaim and convey unto **Erin Dias, Trustee of The 1026 Seymour Avenue Trust** ("Grantee"), its successors and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being Lot No. 9 of Block "B" on the plan of Eastwood Addition, of record in Book 332, page 63, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to L&O Farms, FLP, formerly known as L&O Farms LLC from Judith Ann Ayers, on February 9, 2010, of record in Instrument Number 20100223-0013624, Register's office for Davidson County, Tennessee.

Improved property known as **11026 Seymour Avenue, Nashville, TN 37206.**

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 31st day of July 2023.

L&O Farms, FLP

By William Lain, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William Lain** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal this 31st day of July 2023

NOTARY PUBLIC

My Commission Expires: 1-11-26

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration for this transfer is **$-0-.**

AFFIANT

Subscribed and sworn to before me, this 31st day of July 2023

NOTARY PUBLIC

My Commission Expires 1-11-26

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY