Karen Johnson Davidson County
Batch# 1055437 DEEDQC
09/29/2023 08 40 25 AM 3 pgs
Fees $17 00 Taxes $0 00
20230929-0076418

PREPARED BY AND RETURN TO
Ryan W. Barry, Attorney at Law
P O Box 400
Winchester, TN 37398

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Roxanne Renie Lenz, Trustee 102 Belinda Drive Hermitage, TN 37076	Roxanne Renie Lenz, Trustee 102 Belinda Drive Hermitage, TN 37076	075 – 06 – 0 – 010 00

QUITCLAIM DEED

IN CONSIDERATION of the sum of One Dollar ($1.00), and for other good and valuable consideration not herein mentioned, the receipt and sufficiency of which are hereby acknowledged, Roxanne Renie Lenz (previously known as "Roxanne Rene Harles Eddie" and also referred to hereunder as the "Grantor") does hereby sell, transfer, convey, and quitclaim unto Roxanne Renie Lenz, Trustee of the Revocable Trust of Roxanne Renie Lenz U/A dated September 22, 2023 (referred to hereunder as the "Grantee"), and its heirs and assigns, all of Grantor's right, title, and interest in the certain tracts or parcels of real property, situated in Davidson County, Tennessee, described in Exhibit "A" of this Quitclaim Deed attached hereto and incorporated herein by reference.

SEE ATTACHED EXHIBIT "A"

Grantor and Grantee acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and attorney Ryan W. Barry disclaims responsibility for the status of the title to the property or for the accuracy of such information.

(Signatures on following page)

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 22nd day of September, 2023.

GRANTOR:

ROXANNE RENIE LENZ (previously known as Roxanne Rene Harles Eddie)

STATE OF TENNESSEE :

COUNTY OF FRANKLIN :

On this 22nd day of September, 2023, before me, a Notary Public of the state and county aforesaid, personally appeared ROXANNE RENIE LENZ, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

WITNESS my hand and seal this 22nd day of September, 2023.

RYAN W. BARRY STATE OF TENNESSEE NOTARY PUBLIC FRANKLIN COUNTY

Notary Public
My Commission Expires: March 20, 2024

STATE OF TENNESSEE
COUNTY OF FRANKLIN :

I hereby swear and affirm that the actual consideration for this transfer is $0.00

REVOCABLE TRUST OF ROXANNE RENIE LENZ U/A DATED SEPTEMBER 22, 2023

ROXANNE RENIE LENZ, Trustee/Affiant-Grantee

Sworn and subscribed to before me
this 22nd day of September, 2023.

Notary Public
My Commission Expires: March 20, 2024

RYAN W. BARRY STATE OF TENNESSEE NOTARY PUBLIC FRANKLIN COUNTY

EXHIBIT A

MAP & PARCEL: 075 – 06 – 0 – 010.00

REAL ESTATE LYING AND SITUATED IN DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING Lot No 15 on the Plan of Hermitage Estates, of record in Book 3300, page 70 and 71, Register's Office for said County, as follows:

BEGINNING at a point in the west margin of Weldon Drive at the corner of Lots 15 and 16; thence with the line between said lots, westerly 167 3 feet to a point; thence northeasterly 131 feet to the southerly margin of Belinda Drive; thence with the margin of the same, southeasterly 114 feet to the beginning of a curve; thence around curve, southeasterly 39.3 feet to the margin of Weldon Drive; thence with the margin of the same, southerly 90.8 feet to the point of beginning.

SOURCE OF TITLE: Warranty Deed of record in Instrument No. 20010907 – 0097348, Register's Office, Davidson County, Tennessee.

NO BOUNDARY SURVEY OF THE WITHIN TRACTS OR PARCELS OF REAL ESTATE WAS MADE AT THE TIME OF THIS CONVEYANCE, AND THE DESCRIPTION OF THE WITHIN TRACTS OR PARCELS OF REAL ESTATE IS NOT DIFFERENT FROM PREVIOUS DEEDS.