THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Suite 130** **Nashville, Tennessee 37215** *No title search was performed in preparation of this Quitclaim Deed.*	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is exempt per T.C.A. Sec. 67-4-409(a)(3)(E). Affiant Subscribed and sworn to before me, this 30th day of November, 2023. Notary Public My Commission Expires:

Karen Johnson
Batch # 1079470
12/07/2023 10:16:47 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20231207-0094523

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

QUITCLAIM DEED

Address New Owner: Jared Lonon 4712 Hazelwood Circle Nashville, TN 37220	Send Tax Bills To: New Owner	Tax Information: 132-14-0-072.00

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled *Susan Wilson Lonon vs. Jared Edward Lonon, No.23D677*, Third Circuit Court for Davidson County, Tennessee. **Jared Lonon and Susan Lonon, now unmarried persons** (hereinafter collectively referred to as the "Grantor"), do hereby quitclaim, transfer and convey to **Jared Lonon, unmarried,** his heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Revised Plan of Hazelwood of record in Plat Book 2133, Page 86 and amended in Book 2133, Page 97, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 3 fronts 190.0 feet on the Easterly margin of Hazelwood Circle, also known as Hazelwood Circle and extends back 234.3 feet on the Northerly line and 234.9 feet on the Southerly line to a dead line in the rear, measuring 190.0 feet thereon.

Being the same property conveyed to Jared Lonon and Susan Lonon, husband and wife, by Warranty Deed from RootDev, LLC, a Tennessee limited liability company, of record in Instrument No. 20190625-0061610, in the Register's Office for Davidson County, Tennessee, dated June 14, 2019. The above-referenced Deed contains misspellings of "Hazelwood" that are hereby corrected in this Quitclaim Deed.

This is improved property known as: 4712 Hazelwood Circle, Nashville, TN 37220.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same may be encumbered by any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of November, 2023.

Jared Lonon

Susan Lonon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Jared Lonon and Susan Lonon, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30 day of November, 2023.

Notary Public

My Commission Expires: 7-9-24

JAMES A CANAVAN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON