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.

Karen Johnson
Batch # 1079471
12/07/2023 10:18:00 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20231207-0094524

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:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 6TH, 2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Susan Wilson Lonon 1206 Grandview Drive Nashville, TN 37215	New Owner	117-16-0G-002.00-CO

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 Wilson Lonon, now unmarried persons** (hereinafter collectively referred to as the "Grantor"), do hereby quitclaim, transfer and convey to **Susan Wilson Lonon, unmarried,** her 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 Unit B of Grandview Townhomes, a Horizontal Property Regime with Private Elements, and described in a Declaration of Covenants, Conditions and Restrictions for Grandview Townhomes, in Instrument No. 20101228-0102768, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the Units, property, co-owners and tenants of Grandview Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the final plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20101228-0102768, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Jared Lonon and Susan Wilson Lonon, husband and wife, by Warranty Deed from Eugene Harris Nelson, a single man, of record in Instrument No. 20120914-0083794, in the Register's Office for Davidson County, Tennessee, dated September 7, 2012. With regards to the above referenced Deed, Susan Lonon and Susan Wilson Lonon are one and the same person.

This is improved property known as: 1206 Grandview Drive, Nashville, TN 37215.

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 30 day of November, 2023.

Jared Lonon

Susan Wilson 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 Wilson 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.

JAMES A CANAVAN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires: _____