Karen Johnson Davidson County
Batch# 1080314 DEEDQC
12/08/2023 03:07:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231208-0095041

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	**Netco Title** **1061 Peruque Crossing Court** **O'Fallon MO 63366**	Patricia Lawrence 517 Augusta Drive Hermitage, TN 37076

Order Number: NTN-1393235

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Patricia Lawrence, aka Patricia A. Lawrence , widowed and not remarried,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Patricia Lawrence, an unmarried woman,** whose address is 517 Augusta Drive, Hermitage, TN 37076, all the Grantor(s) interest in the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 412 on the Plan of Tulip Grove, Section Six, of record in Book 4460, Page 19, Register's Office for said County.

Said Lot No. 412 fronts 100.0 feet on the westerly side of Augusta Drive and runs back 135.0 feet between parallel lines.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to restrictive covenants of record in Book 4511, Page 994, said Register's Office, and the Plan of record in Book 4460, Page 19, said Register's Office.

Subject to all other easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 075 04 0 162.00
Street address of property: 517 Augusta Drive, Hermitage, TN 37076

Prior Instrument Reference by which Grantor(s) acquired title: Book 4726, Page 54 in the Register's Office, Davidson County, Tennessee.

WHEREAS, Earl Lawrence and Patricia A. Lawrence, Husband and Wife, held title to the property as presumed tenants by the entirety. Earl Lawrence, died on October 1, 205, as evidenced by a Death Certificate of record in the State of Tennessee, thereby vesting fee simple title to the above described premises in the surviving spouse, Patricia A. Lawrence by operation of law as the surviving tenant by the entirety.

Signed this 4 day of December, 2023

Signature of Grantor(s):

Patricia Lawrence, aka Patricia A. Lawrence

Patricia Lawrence,
aka Patricia A. Lawrence

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 4 day of December, 2023 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Patricia Lawrence, aka Patricia A. Lawrence, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Barbara Collins
Notary Public

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires
Oct. 20, 2026

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Number: 075 04 0 162.00
Street address of property: 517 Augusta Drive, Hermitage, TN 37076

Oath of Consideration

I or we, Patricia Lawrence the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 0.00.

Signed this 4 day of December, 2023

Signatures of Affiant(s):

Patricia Lawrence

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires Oct. 20, 2026

Sworn and subscribed before me this 4 day of Dec, 2023

Barbara Collins
Notary Public

Tennessee Certification of Electronic Document

I, **Meghan Napoli**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 4, 2023 (date of document).

Affiant Signature

December 4, 2023
Date

State of **Missouri**

County of **St. Louis**

Sworn to and subscribed before me this 4 day of December 2023.

Notary's Signature

MY COMMISSION EXPIRES: **01/14/2026**

NOTARY'S SEAL

JESSIE AREVALO
Notary Public, Notary Seal
State of Missouri
St. Charles County
Commission # 14567095
My Commission Expires 01-14-2026