Karen Johnson Davidson County
Batch# 1082483 DEEDQC
12/15/2023 09:18:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231215-0096785

**PREPARED BY:**

*Robert J. Hazard, Esq.*
HAZARD LAW, PLLC
105 WESTWOOD PLACE, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | ROB@HAZARD.LAW
WWW.HAZARD.LAW

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Actual consideration for this transfer is -$0-.

**AFFIANT**

Subscribed and sworn to before me on this day, December 14, 2023.

Notary Public

My Commission Expires: _____

SOPHIE LANG NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON EXPIRES

**New Owner Address:**
Prawel Family Trust
3110 Baron Ct.
Murfreesboro, TN 37129

**Send Tax Bills To:**
Same

**Map-Parcel Number:**
173-09-0A-331.00-CO

## QUITCLAIM DEED

**Drew Prawel and Sarah Prawel as wife and husband** (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Prawel Family Trust**, dated December 1, 2023 ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

**GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.**

*<Signature page to follow.>*

**WITNESS** my hand on this day, **December 14, 2023**.

Drew Prawel

Sarah Prawel

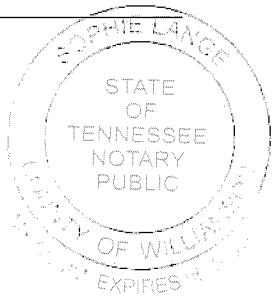
STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, a Notary Public in and for said County and State, the within named **Drew Prawel and Sarah Prawel**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, December 14, 2023.

Notary Public

My Commission Expires: _____



## EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 239 on the Plan of Phase Four Lenox Village of record in Plat at Instrument No. 20040806-0094784, in the Register's Office for Davidson County, Tennessee, to which Plan reference is· hereby made for a more complete description of the property.

Being the same property conveyed to Drew Prawel and Sarah Prawel as wife and husband from Robert D. Lawrence, Jr. and Diana Luft Lawrence, husband and wife, by deed of record in Instrument No. 20150921-0095339, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 7061 Sunnywood Drive, Nashville, TN 37211

### CERTIFICATE OF AUTHENTICITY

I, Sophie E. Lange, Esq., do hereby make oath that I am a licensed attorney and 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 14, 2023.

Affiant Signature

12-14-23
Date

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Sworn to and subscribed before me on this day, December 14, 2023.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 08/19/2027