Karen Johnson
Batch # 1090546
01/11/2024 09:52:09 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240111-0002376

THIS INSTRUMENT WAS PREPARED BY:
Lamar Moore, Attorney at Law
102 Hartman Dr Ste G #165
Lebanon, Tennessee 37087

AFTER RECORDING, PLEASE RETURN DOCUMENT AND TAX STATEMENTS TO:
GLADYS HOARD LAWRENCE
1706 15TH AVE S
NASHVILLE, TN 37212

PREPARER'S DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instruments.

QUITCLAIM DEED

Address of New Owners (Grantee):	Send Tax Bills To:	Map & Parcel Number:
Gladys Hoard Lawrence 1706 15th Ave S *Nashville, TN 37212*	*Same as Grantee*	*Parcel #: 105 05 0 186.00*

This Quitclaim Deed (the "Deed") is made effective this 6 day of January, 2024 (the "Effective Date") between Gladys Hoard Lawerence Trustee under the Gladys Hoard Lawrence Caring Trust dated February 4, 1998, a revocable living trust (the "Grantors"), and **Gladys Hoard Lawrence, an widowed women (the "Grantee")**.

WITNESSETH, that the Grantors, for and in consideration of the sum of $0.00 (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantors has, if any, in the real property (the "Property") located in Davidson County, Tennessee, and more particularly described as follows:

Being the north 55 feet of the south 220 feet of the westerly half of Lot No. 62, O.B. Hayes Plan of Large Lots, called Rokeby, as of Record in Book 21, page 87, Register's Office for said County.

Said part of said lot fronts 55 feet on the easterly side of 15th Avenue South, formerly Washington Street, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to George Nelson Lawrence Jr. and wife Gladys Hoard Lawrence, by deed from Elmo Stanley Tears and wife, Annie Mai Tears, of record in Book 3578, page 321, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gladys Hoard Lawrence by deed from Morris Levine of record in Book 6554, page 95, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing taxes, easements and restrictions as shown of record.

This property is known as **1706 15th Ave S, Nashville, TN 37212.** The Deed was recorded in the records of the Register's Office of Davidson County, **Book 10786, at Page 918.**

Witness my hand this 6 day of Jan., 2024.

Gladys Hoard Lawrence
Grantor Signature - Gladys Hoard Lawrence (Trustee)

STATE OF TENNESSEE
COUNTY OF Davidson

On this day, personally appeared before me, Gladys Hoard Lawrence, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes mentioned therein. Witness my hand and official seal hereto affixed on this 6 day of January, 2024.

Notary Public Sheila D Ewing-Agnew

SHEILA D EWING-AGNEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 3.25.2025

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Gladys Howard Lawrence
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, this 6 day of Jan., 2024.

Notary Public: Sheila D Ewing Agnew My Commission Expires: 3.25.2025

SHEILA D EWING-AGNEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY