Karen Johnson
Batch # 1091328
01/12/2024 03:06:59 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240112-0002894

This Instrument Prepared By:
John R. Bradley, Attorney-at-Law
311 East Main Street, Suite 3
Hendersonville, Tennessee 37075

Send Tax Bill To
New Property Owner:
Lyle L. Lankford
1967 Ridge Pine Road
Kingsport, Tennessee 37660

Tax Map: 26-6A
Parcel: 75.00 CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **GERALD LANKFORD, Jr.** ("Grantor"), have this day bargained and sold, and do hereby transfer, convey, and quitclaim unto **LYLE L. LANKFORD** ("Grantee"), his heirs and assigns, forever, a certain tract of land described as follows:

LAND in Davidson County, Tennessee, being Lot No. 72 on the Plan of Final Plat for the Townhomes at Windsor Green, Phase 1, Section 3, a Planned Unit Development of record as Instrument 20041112-0136380, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to **PATRICIA LANKFORD, GERALD LANKFORD. Jr.,** and **LYLE L. LANKFORD**, by deed of record as Instrument Number 20180417-0036144, Register's Office, Davidson County, Tennessee. Patricia Lankford died in 2023, leaving Gerald Lankford, Jr., and Lyle L. Lankford as the sole owners, with a right of survivorship.

IMPROVED PROPERTY: 132 CANTON COURT, GOODLETTSVILLE, TENNESSEE.

IN TESTIMONY WHEREOF, the Grantor has executed this document on the 28th day of ~~December~~ November 2023.

GRANTOR:

GERALD LANKFORD, Jr.

STATE OF VIRGINIA
COUNTY OF WASHINGTON

PERSONALLY appeared before me, a Notary Public in and for said State and County, **GERALD LANKFORD, Jr.**, with whom I am personally acquainted (or who proved to me who he is to my satisfaction), and who acknowledged that he executed this instrument for the purposes herein contained.

WITNESS my hand at office this the 28th day of ~~December~~ November 2023.

TERESA DIANN BEBBER
Notary Public
Commonwealth of Virginia
Registration No. 338841
My Commission Expires Apr 30, 2027

My Commission Expires: 4-30-2027

Teresa Diann Bebber
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration for this transfer is exempt – division of property among heirs.

AFFIANT

Subscribed and sworn to before me this the ____ day of December 2023.

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
, Affiant
Subscribed and sworn before me this the
12th Day of January, 2024.
Brandi Weis, Deputy Register