Karen Johnson Davidson County
Batch # 1091409 DEEDQC
01/22/2024 10:14:57 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240122-0003000

**THIS INSTRUMENT WAS PREPARED BY**
Lindsey C. Davis, Attorney
Digby Family Law, PLC
5123 Virginia Way, Suite C22
Brentwood, TN 37027

**Based on information provided by the parties.** No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.
The parties have specifically waived performance of a title search, title opinion letter, or title insurance by the preparing attorney.

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Callie Shanks Lawhorn** | **Callie Shanks Lawhorn** | |
| (Name) | (Name) | **172-05-0B-008.00-CO** |
| **5740 Sterling Oaks Drive** | **5740 Sterling Oaks Drive** | |
| (Address) | (Address) | |
| **Brentwood, TN 37027** | **Brentwood, TN 37027** | |
| (City) (State) (Zip) | (City) (State) (Zip) | |

# QUITCLAIM DEED

This is a transaction exempt from tax pursuant to Tennessee Code Annotated § 67-4-409(a)(1)(C)(v) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in **Callie Shanks Lawhorn v. Joshua David Lawhorn, Davidson County Circuit Court, Docket Number 23D1225**. Accordingly, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **JOSHUA DAVID LAWHORN**, hereby quitclaim and convey to **CALLIE SHANKS LAWHORN** all the right, title, and interest I may have, if any, in and to the following described real property located in Davidson County, Tennessee:

**Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Sterling Oaks, Phase 1 of record in Plat Book 8250, Page 998, 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 Joshua Lawhorn and Callie Lawhorn, husband and wife by Warranty Deed from Andrew J. Bailey and Caroline B. Bailey, husband and wife of record in Instrument No. 20180531-0051812 Register's Office for Davidson County, Tennessee, dated May 29, 2018 and recorded on May 31, 2018.**

**Being the same property conveyed to Andrew J. Bailey and Caroline B. Bailey, husband and wife by Warranty Deed from Hircle D. Hopkins and Kameli S. Hopkins, husband and wife of record in Instrument No. 20150504-0039854 Register's Office for Davidson County, Tennessee, dated May 01, 2015 and recorded on May 04, 2015.**

This conveyance is subject to all restrictions, conditions, easements, and all other matters of record in the Register's Office for Davidson County, Tennessee.

This is improved property located at: 5740 Sterling Oaks Drive, Brentwood, Tennessee 37027.

IN WITNESS WHEREOF, this instrument to be executed on this the 2nd day of January, 2024.

JOSHUA DAVID LAWHORN

**STATE of TENNESSEE )**
**COUNTY of** Williamson )

Personally appeared before me, the undersigned, a Notary Public in and for said county and State aforesaid, the within named bargainor, JOSHUA DAVID LAWHORN, with whom I am personally acquainted (or whose identity was proven to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Williamson County, Tennessee, this 2ND day of JANUARY, 2024.

Ashley Blackmon
Notary Public

My commission expires: 3/21/2026

