QUITCLAIM DEED

NATALIE KATHERINE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of January, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title, LLC, d/b/a Warranty Title Ins. Co. 120 Anderson Lane Hendersonville TN 37075

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP
Erica W. Lanier	Erica W. Lanier	10511015500
1707 Neal Terrace	(NAME) 1707 Neal Terrace	
(ADDRESS) Nashville, TN 37203	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.:

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged I, **Eric Lanier,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey and quitclaim unto **Erica W. Lanier,** hereinafter called the GRANTEES, **their** heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Wilson County, State of Tennessee, described as follows, to-wit.:

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 16, Block A on the Subdivision of part of the Sophia M. Neal Property, of record in Plat Book 1130, page 4, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Eric Lanier and wife, Erica Lanier by Warranty Deed from Leonard S. Dunn, unmarried, dated July 17, 2009 for consideration of $171,000.00 and filed of record in Instrument No. 20090803-0072349, Register's Office for Davidson County, Tennessee.

This description is copied verbatim from the prior deed of reference.

Karen Johnson
Batch # 1091678
01/22/2024 01:37:24 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240122-0003341

This is improved property, known as 1707 Neal Terrace, Nashville, TN 37203

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Eric Lanier

STATE OF TENNESSEE

County OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Eric Lanier, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand, at office, this 5th day of January, 2024.

Notary Public

My Commission Expires:

MITZI DORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2027