Karen Johnson Davidson County
Batch# 1101831 DEEDWARR
02/16/2024 11:07:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240216-0010862

This instrument prepared by Reginald Harrion, Esq., for PC Law Associates, LLC,
200 Fleet Street, Suite 6100, Pittsburgh, PA 15220, Tennessee Bar ID: 040700

Record and Return to: Closeline Settlements, 734 Westport Plaza Drive, Ste 270, St. Louis MO 63146

Order Number: 18571TN-S1

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **LAYNE L. LAWRENCE,** a married man, for Ten Dollars and Zero Cents ($10.00) and other valuable consideration paid, do(es) hereby bargain, sell, remise, release, quit claim, and convey all the Grantor(s) interest unto the Grantee(s), **LAYNE L. LAWRENCE** and **LATONYA D. LAWRENCE,** husband and wife, as joint tenants with right of survivorship, whose address is 2400 Seifried St, Nashville, TN 37208, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 17 ON THE PLAN OF NICHOL PROPERTY, AS RECORDED IN BOOK 31, PAGE 503, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE; AND FURTHER DESCRIBED ACCORDING TO A SURVEY BY CAMPBELL SURVEYING CO., DATED AUGUST 14, 1968, AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SEIFRIED STREET AND 24TH AVENUE NORTH; THENCE WITH THE NORTHERLY MARGIN OF SAID STREET, NORTH 77-1/6 DEGREES WEST 100 FEET; THENCE NORTH 2 DEGREES 54 MINUTES EAST 150 FEET TO THE SOUTHERLY MARGIN OF SAID ALLEY SOUTH 77 1/6 DEGREES EAST 100 FEET TO THE WESTERLY MARGIN OF 24TH AVENUE NORTH; THENCE WITH THE MARGIN OF SAID AVENUE, SOUTH 2 DEGREES 54 MINUTES WEST 150 FEET TO THE BEGINNING.

Be the same more or less, but subject to all legal highways.

PCL18571TN-S1DQTC01010103

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and all other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 081 06 0 361.00
Street address of property: 2400 Seifried St, Nashville, TN 37208
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20070828-0103170 in the Register's Office, Davidson County, Tennessee.
Mail Tax Statements to: Layne L. Lawrence and Latonya D. Lawrence, 2400 Seifried St, Nashville, TN 37208

Signed this 12 day of FEB, 2024,

Signature(s) of Grantor(s):

Layne L. Lawrence

Layne L. Lawrence

STATE OF TN, COUNTY OF DAVIDSON, SS:

BE IT REMEMBERED That on this 12 day of FEB, 2024 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Layne L. Lawrence**, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her/their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public Mark Groll

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

PCL18571TN-S1DQTC01010203

OATH OF CONSIDERATION

I or we, Layne L. Lawrence and Latonya D. Lawrence, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is 0.00.

Signed this 12 day of FEB, 2024.

Signatures of Affiant(s):

Layne L. Lawrence

Latonya D. Lawrence

Sworn and subscribed before me this 12 day of FEB, 2024.

Notary Public

Mark Groll

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PCL18571TN-S1DQTC01010303

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 17 ON THE PLAN OF NICHOL PROPERTY, AS RECORDED IN BOOK 31, PAGE 503, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE; AND FURTHER DESCRIBED ACCORDING TO A SURVEY BY CAMPBELL SURVEYING CO., DATED AUGUST 14, 1968, AS FOLLOWS:

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THE DERIVATION OF SAME BEING:

The same being property conveyed by Deed executed by LAYNE L. LAWRENCE AND LATONYA D. LAWRENCE, dated 08-14-2007, and recorded simultaneously herewith in the land records of DAVIDSON COUNTY.

Parcel Identification Number: 081 06 0 361.00

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, MICHAEL P BELL, do hereby make oath that I am a licensed attorney and/or 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 2-12-2024.

M P Bell

MICHAEL P BELL

2-12-2024

DATE

STATE OF MARYLAND

COUNTY OF MONTGOMERY

Sworn to and subscribed before me on this 12 day of February, 20 24



Notary Signature
Notary Name: Mackenzie Plakonkham
Commission Expiration Date: 2/18/2025