Karen Johnson
Batch # 1107785
03/06/2024 12:55:18 PM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20240306-0015628

This instrument prepared by:
Debra A. Morton
Attorney at Law
788 E. McMurry Boulevard
Hartsville, Tennessee 37074

QUITCLAIM DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	STATE OF TENNESSEE COUNTY OF DAVIDSON
Michael W. Lamb **Susan B. Lamb** **Mark Shane Bergquist** **Michael Erik Lamb** **Amanda Lamb Frank** **127 Moncrief Avenue** **Goodlettsville, Tennessee 37072**	**Michael W. Lamb** **Susan B. Lamb** **127 Moncrief Avenue** **Goodlettsville, Tennessee 37072**	**MAP/PARCEL NUMBER:** **Map:** **Group: 16** **Parcel No: 171** **P/I: R** **City Code: 298 Goodlettsville**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael W. Lamb and wife, Susan B. Lamb, hereinafter called the Grantors, have quitclaimed all of their interests unto Michael W. Lamb and wife, Susan B. Lamb, and their children, Mark Shane Bergquist, Michael Erik Lamb, and Amanda Lamb Frank, as joint tenants with right of survivorship, hereinafter called the Grantees, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND in the 10th Civil District of Davidson County, Tennessee, being known as Lot No. 3 and the southwesterly triangular part of Lot No. 2 on the Map of D. E. McCoin property at Goodlettsville, Tennessee, not of record, and described according to a copy of a survey by J. R. Scott, Surveyor, February 13, 1950, as follows:
>
> BEING at a point in the northerly margin of MONCRIEF AVENUE at the southeast corner of the property conveyed to J. D. Carter by Deed of record in Book 1383, Page 471, Register's Office for said County, being the southwesterly corner of Lot No. 3; thence along Carter's east line, North 8° West 146 feet to a point in the south line of S. N. Wilhoit property; thence with this south line, North 89° East

60 feet to a corner of Lots No. 2 and 3, of said McCoin property; thence southerly 139 feet, more or less, to the north margin of MONCRIEF AVENUE, said point 5 feet east of the corner of Lots No. 2 and 3; thence with the margin of said avenue, South 83° West 55.25 feet to the point of beginning.

BEING the same property conveyed to Pauline M. Seaton, unmarried, by Deed of record in Book 6609, Page 136, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael W. Lamb and wife, Susan B. Lamb, by Warranty Deed from Pauline M. Seaton, unmarried, dated July 10, 1987, and recorded July 14, 1987, at Book 7295, Pages 337-338, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This is improved property known as 127 Moncrief Avenue, Goodlettsville, Tennessee 37072.

THIS INSTRUMENT and the interests hereby released and conveyed are subject to all taxes, restrictions, easements, ordinances, and encumbrances as may affect the premises.

WITNESS our hands this the 6th day of March, 2024.

GRANTORS:

MICHAEL W. LAMB

SUSAN B. LAMB

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Michael W. Lamb**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained by signing his name in his capacity as **Grantor**.

WITNESS my hand and official seal this 6th day of March, 2024.

Debra A. Morton
NOTARY PUBLIC

My Commission Expires:
07/27/2027

DEBRA A MORTON
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Susan B. Lamb**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained by signing her name in her capacity as **Grantor**.

WITNESS my hand and official seal this 6th day of March, 2024.

Debra A. Morton
NOTARY PUBLIC

DEBRA A MORTON
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY

My Commission Expires:
07/27/2027

STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transfer is $0.00. There is no cash consideration given for this transfer.

Michael W. Lamb — Affiant

DEBRA A MORTON
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY

Sworn to and subscribed before me, this
the 6th day of March, 2024.

Debra A. Morton
Notary Public
My Commission Expires: 07/27/2027

STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transfer is $0.00. There is no cash consideration given for this transfer.

Susan B. Lamb Affiant

Sworn to and subscribed before me, this
the 6th day of March, 2024.

Debra A. Morton.
Notary Public
My Commission Expires: 07/27/2027

DEBRA A MORTON
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transfer is $0.00. There is no cash consideration given for this transfer.

Amanda Lamb Frank Affiant

Sworn to and subscribed before me, this
the 6th day of March, 2024.

Debra A. Morton.
Notary Public

My Commission Expires: 07/27/2027

DEBRA A MORTON
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY