Karen Johnson Davidson County
Batch# 1121167 DEEDQC
04/10/2024 10:12:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240410-0025400

PREPARED BY:

Robert J. Hazard, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, April 10, 2024.

Notary Public

My Commission Expires: 8/19/2027

COURTNEY M. HILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 8/19/2027

New Owner Address:
Lawhon Family Trust
804 Quail Valley Drive
Nashville, TN 37027

Send Tax Bills To:
Same

Map-Parcel Number:
131-3.12

QUITCLAIM DEED

Robert R. Lawhon ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to Robert Riley Lawhon and Lisa Becker Lawhon, Co-Trustees of the **Lawhon Family Trust**, dated April 10, 2024 ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Grantor' s spouse, **Lisa Becker Lawhon**, as evidenced by her signature below, hereby joins with Grantor in the conveyance set forth herein.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **April 10, 2024**.

Robert R. Lawhon

Lisa Becker Lawhon

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Robert R. Lawhon and Lisa Becker Lawhon**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, April 10, 2024.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 09/19/2027

EXHIBIT A

Land in the 7th Civil District of Davidson County, Tennessee, being part of the North 10 feet to Lot No. 65 on George W. Blair's Revised Plan of Belmont Park Place, as of record in Book 421, Pages 118 and 119, Register's Office for said County, and being shown as a 10 foot strip on the Plan of Colonial Heights, as of record in Book 1130, Page 102, said Register's Office, and part of Lots 5 and 6 on the Plan of the Subdivision of the Phoebe Nicholson Heir's property, as of record in Minute Book "J," Page 293, of the Chancery Court for said County, and being shown as Lot No. 12 in George T. Hicks, unrecorded subdivision at Lane Oak Road and Warfield Drive, as described as follows:

Beginning on the northerly margin of Warfield Drive at the southwest comer of the property conveyed to Paul E. Brien and wife, by deed from George T. Hicks and wife, of record in Book 2024 at Page 271, said Register's Office, thence with said Brien's western boundary line northerly 215 feet; thence North 87 degrees 30 minutes west 67 feet to the northeast comer of the property conveyed to William N. Demars by deed from John Leland Howard and wife, of record in Book 3138, Page 291, said Register's Office, thence with Demars eastern boundary line southerly 215 feet to the northerly margin of Warfield Drive; thence with the same easterly 67.0 feet to the beginning.

This conveyance is made subject to the restrictive covenants of record in Book 4193, Page 144, Register's Office for Davidson County, Tennessee; owner's certificate, easement for public utilities and drainage purposes, anchor easements on the northwesterly and northeasterly comers, a minimum building setback line from Camelot Road of 7 5 feet, as shown on plan of record in Book 3700, Page 151, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert R. Lawhon, as to a one-half (1/2) interest, and James B. Lawhon, as to a one-half (1/2) interest, from Lori L. Dulaney, Administrator C.T.A. of the Estate of Elizabeth T. Lawhon, appointed by the Davidson County Probate Court, File No. 16P-1825, by Administrator's Deed, recorded in the Register's Office of said county and state at Instrument No. 20170802-0078374. James B. Lawhon's one-half (1/2) interest being subsequently conveyed to Robert R. Lawhon, married, by deed of record in Instrument No. 20230526-003971, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 1814 Warfield Drive, Nashville, TN 37215.

CERTIFICATE OF AUTHENTICITY

I, S. Elizabeth Greene, Esq., do hereby make oath that I am a licensed attorney and 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 April 10, 2024.

Affiant Signature

4/10/2024
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day,
April 10, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 09/19/2027