Karen Johnson Davidson County
Batch# 1123709 DEEDQC
04/16/2024 02:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240416-0027201

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Gerald Lynn Lemons and Elizabeth Leonard Lemons Co-Trustees 107 Rolling Mill Road Old Hickory, TN 37138	Same	054 09 0 042.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, I, ELIZABETH LEONARD LEMONS, TRUSTEE OF THE ELIZABETH LEONARD LEMONS REVOCABLE TRUST u/a/d December 5, 2014 (the "Grantor"), hereby quitclaim and convey to GERALD LYNN LEMONS and ELIZABETH LEONARD LEMONS, CO-TRUSTEES OF THE LEMONS COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of my right, title and interest as trustee in that certain real property in Davidson County, Tennessee more particularly described as follows:

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 36 on the Plan of Brandywine Farms, Section 1, as of record in Book 3600, page 79 and 80, Register's Office for said County, to which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed by deed of record as Instrument # 20170721-0074182, Register's Office for Davidson County, Tennessee.

Being property known as 107 Rolling Mill Road, Old Hickory, Tennessee.

[See next page for signatures.]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 24 day of Feburury, 2024.

Elizabeth Leonard Lemons Trustee of the Elizabeth Leonard Lemons, Revocable Trust

ELIZABETH LEONARD LEMONS,
TRUSTEE OF THE ELIZABETH
LEONARD LEMONS REVOCABLE
TRUST u/a/d December 5, 2014

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Elizabeth Leonard Lemons, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 24 day of Feburary, 2024.

Notary Public
My Commission Expires:

AUSTIN T MARLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 16 day of April, 2024.

Notary Public
My Commission Expires:_____

MICHELE KRISTIANNE TOUCHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires March 3, 2026

37361569.1

Tennessee Certification of Electronic Document

I, Emerald Burns, 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 February 24, 2024 (date of document).

Emerald Burns
Affiant Signature

April 16, 2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16th day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 07-07-2025

NOTARY'S SEAL

