THIS INSTRUMENT PREPARED BY:

BLAKE LAWRENCE
Attorney At Law
501 Park Avenue, Suite A
Lebanon, Tennessee 37087
615.444.6515

From information furnished by others

ADDRESS OF PROPERTY:
4909 Danby Drive
Nashville, TN 37211

This is improved property

This transfer is exempt from the real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D).

NAME AND ADDRESS OF NEW OWNERS:
Michelle Lewis and Aspen Lewis
4909 Danby Drive
Nashville, TN 37211

SEND TAX BILLS TO:
New Owner

Map/Parcel Nos: 147-05-0 187.00

Karen Johnson
Batch # 1144389
06/06/2024 03:28:33 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240606-0042593

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid to the undersigned, the receipt of which is hereby acknowledged, and other good and valuable considerations, I, **MARYNELL BREEDEN,** hereby releases, forever remises, and does transfer and quitclaim unto **MICHELLE LEWIS and ASPEN LEWIS,** their heirs and assigns, forever, all of my right, title and interest in and to the following described property in Davidson County, Tennessee, said land described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 47 on the Map of Caldwell Country Estates, Section I, as of record in Book 2663, page 68, said Register's Office.
>
> Said Lot No. 47 fronts 85 feet on the westerly side of Danby Drive and extends back 323.5 feet on the northerly line and 279.5 feet on the southerly line, to a dead line in the rear, measuring 138.6 feet thereon.
>
> Being the same property conveyed to MARYNELL BREEDEN by deed from MARYNELL BREEDEN, the duly appointed Personal Representative of the Estate of JERRY REDMON, dated June 6, 2024, and of record in Deed book 20240606, page 0042592, Register's Office of Davidson County, Tennessee. JERRY REDMON demised on November 9, 2023, and the property was conveyed pursuant to the Last Will and Testament of JERRY REDMON, MARYNELL BREEDEN being the only beneficiary of said Will, and his sole surviving heir.

There are no debts or encumbrances remaining that are, or might become, a lien on the above-described real estate.

This conveyance is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is subject to all public utility and private easements and rights-of-way shown of record, as well as those found upon inspection of the property, as well as such other limitations, restrictions, and encumbrances as may affect the premises.

This instrument was prepared from information supplied by the parties. It is understood and acknowledged between the parties that no title examination has been performed, no title opinion rendered, or settlement statement has been prepared by Blake Lawrence concerning this transfer, hence no representations are made concerning the validity of title or the existence of any liens, leases, mortgages, easements, rights-of-way, or any other matters which may affect title to the property. Blake Lawrence, attorney, shall not be responsible for any matter that could have been resolved by a title examination or settlement.

Witness my hand on this the 6 day of June, 2024.

Marynell Breeden
MARYNELL BREEDEN

DAVID B. LAWRENCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, the within named bargainor, **MARYNELL BREEDEN**, 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, as her free act and deed.

WITNESS my hand and official seal of office in Wilson County, State of Tennessee, on this the 6th day of June, 2024.

NOTARY PUBLIC

My Commission Expires: 12/5/2026