QUIT CLAIM DEED

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF ANY TITLE EXAMINATION AND PREPARER DOES NOT RENDER ANY OPINION AS TO TITLE.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for this transfer is **$10.00.**

Mike Lazarrus
Affiant

Subscribed and sworn to before me, this the 17 day of Sept., 2024.

TERESA LUNDINE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My commission expires: _____ (affix seal)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
The Stiles Law Firm, PLLC, 5101 Wheelis Dr., Suite 200, Memphis, Tennessee 38117

PROPERTY ADDRESS and ADDRESS NEW OWNER AS FOLLOWS:	**Mail Tax Bills to:**	NOTARY STAMP
Michael Patrick Lazarrus and Lynnettee Anne Lazarrus, Trustees of The Michael and Lynnette Lazarrus Revocable Living Trust	Michael Patrick Lazarrus and Lynnettee Anne Lazarrus, Trustees of The Michael and Lynnette Lazarrus Revocable Living Trust	
(NAME) 6482 Old Hickory Blvd.	(NAME) 6482 Old Hickory Blvd.	
(ADDRESS) White Creek, Tennessee 37189	(ADDRESS) White Creek, Tennessee 37189	MAP-PARCEL NUMBER(S) 03000013300
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson
Batch # 1184716
09/23/2024 09:55:47 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240923-0073428

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Mike Lazarrus and Lynnette Lazarrus, have bargained, and by these present does transfer and convey unto Michael Patrick Lazarrus and Lynnettee Anne Lazarrus, Trustees of the Michael and Lynnette Lazarrus Revocable Living Trust(the "Grantee"), as joint tenants with full rights of survivorship, all my rights, title and interests in and to the following described lands and all improvements thereon located in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Felix Dickerson Subdivision, not of record, in the 14th Civil District, described according to a survey made by Ralph Lambert and Son, as follows:
Beginning at a point in the southerly margin of Old Hickory Boulevard, the common corners of Lots Nos. 1 and 2; thence with the margin of said road, South 72 degrees East 150 feet to a point; thence leaving said road, South 19 degrees 30 minutes East 143 feet to a point; thence North 82 degrees 15 minutes East 157 feet to a point; thence North 76 degrees East 110 feet to a point; thence South 29 degrees East 277 feet to a point, the southeast corner of the herein described tract; thence South 76 degrees 20 minutes West 449 feet to a point in the easterly line of Lot 2; thence North 21 degrees 09 minutes West 417 feet to a point in the southerly margin of Old Hickory Boulevard, the point of beginning, being 3.18 acres.

This being the same property conveyed to the Grantor by Warranty Deed Recorded at Instrument No. 20170602-0055228 in the Register's Office of Davidson County, June 2nd, 2017.

This transfer is being made without the benefit of a title examination.

The word "party" as used herein shall mean, "parties" if more than one person or entity be referred to, the pronouns shall be construed according to their proper gender and number according to the context hereof.

This conveyance is made SUBJECT TO all assessments, any real property taxes due owing and not yet paid which Grantee agree to assume and pay; Building Lines, Easements, Restrictive Covenants governing this subdivision and other matters of record in the Register's Office of Davidson County, Tennessee; balance of indebtedness (if any) secured by Trust Deed(s) recorded in said Register's Office, payment of which is assumed by the Grantee; Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the signature of said Grantor(s) this 17 day of Sept, 2024.

Mike Lazarrus

Lynnette Lazarrus

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public, personally appeared Mike Lazarrus and Lynnette Lazarrus, with whom I am personally acquainted (or who proved their identity to me on the basis of satisfactory evidence), and whom, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, this 17 day of Sept, 2024

TERESA R LUNDINE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires