Karen Johnson Davidson County
Batch# 1193241 DEEDQC
10/14/2024 01:55:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241014-0079515

This Instrument Prepared By:

Linville Estate Law
830 Crescent Centre Dr., Suite
320 Franklin, TN 37067

After Recording Return To The Above.

The actual consideration for this transfer is $0.

Affiant

Sworn to and subscribed before me this 8th day of October, 2024.

TRENT LINVILLE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Notary Public
My Commission Expires: 5/21/25

This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).

QUITCLAIM DEED

THIS INDENTURE, made this 8th day of October, 2024, among:

SERENA B. LAWSON AND BENJAMIN T. LAWSON, WIFE AND HUSBAND,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

BENJAMIN LAWSON AND SERENA LAWSON, TRUSTEES OF THE WHITE STONE TRUST DATED OCTOBER 8, 2024,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 563 on the Plan of Final Plat of Avondale, Phase 3, Section 1 of record in Plat at Instrument No. 20140728-0066971, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Serena B. Lawson and Benjamin T. Lawson, wife and husband, by Warranty Deed from Dalamar Rental, LLC, a Tennessee Limited Liability Company, dated August 8, 2017, and recorded August 10, 2017, in Reference No. 20170810-0081946, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 1597 Brockton Lane, Nashville, TN 37221.

THIS DEED has been prepared solely upon information furnished by **Serena B. Lawson and Benjamin T. Lawson.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Serena B. Lawson

SERENA B. LAWSON

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Serena B. Lawson**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of October, 2024.

Trent Linville, Notary Public
My Commission Expires: 5/21/25

TRENT LINVILLE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

BENJAMIN T. LAWSON

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Benjamin T. Lawson**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of October, 2024.

Trent Linville, Notary Public
My Commission Expires: 5/21/25

TRENT LINVILLE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Owner Name & Property Address:

Benjamin Lawson and Serena Lawson, Trustees
White Stone Trust dated October 8, 2024
1597 Brockton Lane
Nashville, TN 37221

Responsible Party For Taxes:

Benjamin Lawson and Serena Lawson, Trustees
White Stone Trust dated October 8, 2024
1597 Brockton Lane
Nashville, TN 37221

Tax Map and Parcel: 141-05-0A-563.00-CO

Certificate of Authenticity

I, Trent Linville, 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 10/8/24.

Date

T Linville

Affiant Signature

10/8/2024

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 8th day of October, 2024

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

