Karen Johnson Davidson County
Batch# 1224752 DEEDQC
01/09/2025 08:20:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250109-0001787

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (BHS)
21 Platform Way South, Suite 3500
Nashville, TN 37203

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number
Kevin P. Lavender and May B. Lavender, Co-Trustees Lavender Community Property Trust 887 Oak Valley Lane Nashville, TN 37220	Same	146-02-0-00600 Davidson County

For good and valuable consideration, the receipt of which is hereby acknowledged, we, KEVIN P. LAVENDER and wife, MAY B. LAVENDER (collectively, the "Grantor"), hereby quitclaim and convey to KEVIN P. LAVENDER and MAP B. LAVENDER, as Co-Trustees of the LAVENDER 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 our right, title and interest in that certain real property in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 on the unrecorded Map known as Oakhill Valley Subdivision and described according to a preliminary survey made by S. E. Davis, Surveyor, March 22, 1950 as follows:

Beginning at a point in the south margin of Oak Valley Lane at the corner of Lots No. 16 and 17; thence with the line between said lots southerly to a point at the south corner of said lots southeasterly 229.83 feet to the west margin of Churchwood Drive; then with the margin of the same northerly to a point at the beginning of a curve; thence around said curve northwesterly 39.27 feet to the south margin of Oak Valley Lane; thence with the margin of the same, westerly 200 feet to the beginning.

Being the same property conveyed to Kevin P. Lavender and wife, May B. Lavender, from Nathan E. Montgomery Sr., by Warranty Deed dated October 28, 2009, of record in Instrument No. 20091029-0099840, and recorded on October 29, 2009, Register's Office for Davidson County, Tennessee.

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

The above description is the same as in the prior deed.

This is improved property known as 887 Oak Valley Lane, Nashville, TN 37220.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 30th day of December, 2024.

KEVIN P. LAVENDER

MAY B. LAVENDER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, KEVIN P. LAVENDER and MAY B. LAVENDER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 30 day of December, 2024.

Notary Public
My Commission Expires: 01/24/2028

SHARON S. MEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Jan. 24, 2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 30 day of December, 2024.

Notary Public
My Commission Expires: 01/24/28

46037897.1



Certificate of Authenticity

I, Lucretia Albert, 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 December 30, 2024.

Date

Lucretia Albert

Affiant Signature

01/02/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 02 day of January, 2025.

Notary's Signature

My Commission Expires: 7-7-25

Date

Notary's Seal (if on paper)

JENNIFER R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

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