Karen Johnson
Batch # 1226687
01/15/2025 03:21:46 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20250115-0003334

This instrument prepared by:
Sheryl Guinn, Esq.
215 Second Ave. North, Suite 102
Nashville, TN 37201
615-248-2252
sherylguinnlawoffice@gmail.com

This Instrument is prepared based upon information provided by the parties. No title search was done in connection with the preparation of this document. The preparer makes no representation as to the status of title or the accuracy of the legal description of the property shown herein.

QUITCLAIM DEED

Address of New Owner	Send Tax Bills	Map & Parcel
Theodore J. Lawson, Jr. and Helen Lawson 11851 Belair Drive, Apt. 103 San Antonio, TX 78213	Thedore J. Lawson, Jr. and Helen Lawson 11851 Belair Drive, Apt. 103 San Antonio, TX 78213	105050077.00

STATE OF Texas
COUNTY OF Bexar

The actual consideration or value which ever is greater for this transfer is $0.00
Subscribed and sworn to before me this the 21 day of November 2024.

Notary Public WJK
My commission expires 10-11-2024

Affiant- Helen Lawson

WESLEY KELPS
Notary Public, State of Texas
Comm. Expires 10-11-2027
Notary ID 132208261

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to Theodore J. Lawson, Jr. and wife Helen Lawson. I Theodore J. Lawson, Jr. the Grantor, by these presents do hereby quitclaim and convey unto Sheryl Guinn ("Trustee"), her heirs and assigns, the following described tract or parcel of land to wit:

Being Lots. Nos. 15 and 16 on the Map of O.B. Hayes' Subdivision of Lot No. 49 of Rokeby Plan, as of Record in Book 421, page 22, Register's Office for said County.

Said Lots Nos. 15 and 16 adjoin and front together 55 feet on the westerly side of 15th Avenue South and run back between parallel lines 150 feet to an alley.

Being part of the property conveyed to Charles Thorn and wife Maude Thorn, by deed from Ruben M. Mills, of record in Book 767, page 236, said Register's Office. Being the same real property conveyed to Theodore J. Lawson and wife, Naomi B. Lawson by deed from Charles Thorn and wife, Maude Thorn, of record Document No. 00001711-0000351 in said Register's Office.

Being part of the property conveyed to Thomas J. Lawson, Jr. by Affidavit of Heirship based on the death of his mother Naomi B. Lawson and the subsequent death of his father Theodore J. Lawson of record Document No. 20241017-0080784 in said Register's Office.

This is improved property known as 1425 15th Avenue South, Nashville, TN 37212

This instrument prepared by:
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Nashville, TN 37201
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THIS CONVEYANCE is made subject to any and all applicable restrictions, easements and building setback lines as are shown in the records of said county.

And now, I, the said Sheryl Guinn ("Trustee"), for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Theodore J. Lawson, Jr. and wife Helen Lawson, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

Witness, the said Grantor, ~~Helen~~ Lawson the attorney-in-fact for Theodore J. Lawson, Jr, hereunder set its hand and seal this 21 day of November, 2024.

Helen Lawson the Attorney-in-Fact for Theodore J. Lawson, Jr Grantor

Helen Lawson the Attorney-in-Fact for Theodore J. Lawson, Jr, -Grantor

STATE OF Texas
COUNTY OF Bexar

Personally appeared before me Wesley Kelps, a Notary Public of said county and state, the within named **Helen Lawson the Attorney-in-Fact for Theodore J. Lawson, Jr.,** with whom I am personally acquainted, or proven to me on the basis of satisfactory evidence and who acknowledged that she as the Attorney-in-Fact executed the Quit Claim Deed for the purposes therein contained.

Date: 11/21/2024

Notary Public

My Commission Expires: 10-11-2027

WESLEY KELPS
Notary Public, State of Texas
Comm. Expires 10-11-2027
Notary ID 132208261

Witness, the said Trustee, Sheryl Guinn, hereunder set its hand and seal this 2nd day of January ~~2024~~ 2025.

Sheryl Guinn, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me DeShon Moore, a Notary Public of said county and state, the within named **Sheryl Guinn, Trustee** with whom I am personally acquainted, or proven to me on the basis of satisfactory evidence and who acknowledged that she as the Trustee executed the Quit Claim Deed for the purposes therein contained.

Date: 1/2/2025

Notary Public

My Commission Expires: 11/3/2025

DESHON MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON