Karen Johnson Davidson County
Batch# 1262384 DEEDQC
04/21/2025 11:39:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250421-0030071

AFTER RECORDING RETURN TO:
Mortgage Connect, LP
600 Clubhouse Dr
Moon Township, PA 15108
File No. 3447240-6

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 102 12 0 002.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 5 day of April, 2025, by and between **Steve Lamar and Stephanie Lamar, as Trustees of The Lamar Family Trust, under agreement dated October 9, 2024, having acquired title as The Lamar Family Trust, under agreement dated October 9, 2024,** residing at 834 Summerly Dr, Nashville, TN 37209, hereinafter referred to as Grantor(s) and **Steve Lamar and Stephanie Lamar, a married couple,** residing at 834 Summerly Dr, Nashville, TN 37209, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 834 Summerly Dr, Nashville, TN 37209

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Steve Lamar, as Trustee

Steve Lamar, as Trustee of The Lamar Family Trust, under agreement dated October 9, 2024, having acquired title as The Lamar Family Trust, under agreement dated October 9, 2024

Stephanie Lamar, as Trustee

Stephanie Lamar, as Trustee of The Lamar Family Trust, under agreement dated October 9, 2024, having acquired title as The Lamar Family Trust, under agreement dated October 9, 2024

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Steve Lamar and Stephanie Lamar, as Trustees of The Lamar Family Trust, under agreement dated October 9, 2024, having acquired title as The Lamar Family Trust, under agreement dated October 9, 2024,** the within named Grantor, 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 seal, at office in Nashville, TN, this 5th day of April, 2025.

Notary Public

My Commission expires: May 9, 2026

TARA F. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2026

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Steve Lamar, as Trustee
Affiant

Print Name: Steve Lamar

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 5th day of April, 2025.

Notary Public
My Commission Expires: May 9, 2026

TARA F. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2026

Name and address for person(s) responsible for taxes:

Steve Lamar and Stephanie Lamar
834 Summerly Dr
Nashville, TN 37209

Name and address of property owner:

Steve Lamar and Stephanie Lamar
834 Summerly Dr
Nashville, TN 37209

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, Being Lot No. 104 on the Plan of Horton Heights, Section IX, as of record in Book 2133, Page 31, Register's Office for Davidson County, Tennessee.

Said Lot No. 104 fronts 142 feet on the northerly margin of Summerly Drive and runs back between lines, 338.7 feet on the easterly line and 346 feet on the westerly line, to a broken line in the rear on which it measures 168.6 feet.

Being the same property as conveyed from Steve Lamar and wife, Stephanie Lamar to the Trustee of Lamar Family Trust, under agreementdated October 9, 2024 as set forth in Deed Instrument #20241009-0078451 dated 10/09/2024, recorded 10/09/2024, DAVIDSON County, TENNESSEE.

Tax ID Number: 102 12 0 002.00

Property commonly known as: 834 Summerly Dr, Nashville, TN 37209

Tennessee Certification of Electronic Document

I, Charla Heiser, 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 April 5, 2025.

Charla Heiser

Affiant Signature

4/11/2025

Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 11th day of April 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-9-2029

NOTARY'S SEAL

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Suzanne G Rafla, Notary Public
Allegheny County
My Commission Expires 3/9/2029
Commission # 1394145

3447240
Deed