Davidson County DEEDQC
Recvd: 09/09/13 08:28 6 pgs
Fees:32.00 Taxes:0.00
20130909-0094560

# QUITCLAIM DEED

**MAIL RECORDED DEED TO:**

ANGELA WHITACRE
TIMIOS, INC.
5716 CORSA AVENUE, #102
WESTLAKE VILLAGE, CA 91362

**OWNER (SEND TAX BILLS TO):**

TOMMY LEE THOMAS
525 HAROLD PREWETT DRIVE
NASHVILLE, TN 37218

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, TOMMY LEE THOMAS and JESSIE M. DILLARA (herein, "Grantor"), whose address is 525 Harold Prewett Drive, Nashville, TN 37218, hereby bargains, sells, remises, releases, quit claims and conveys to TOMMY LEE THOMAS, an unmarried man (herein, "Grantee"), whose address is 525 Harold Prewett Drive, Nashville, TN 37218, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 525 Harold Prewett Dr., Nashville, TN 37218

PIN NO: 070010A00700CO

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

**GRANTOR:**

Jessie M. Dillara

Jessie M. Dillara

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jessie M. Dillara, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

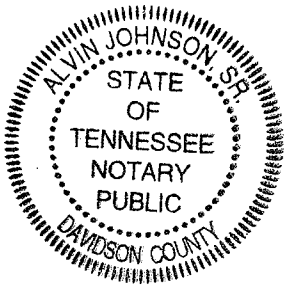
Witness my hand and official seal this 9TH day of AUGUST, 2013.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 11/4/2013

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***No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.***



WITNESS my hand and seal this 9TH day of AUGUST, 2013.

**GRANTOR:**

Tommy Lee Thomas

Tommy Lee Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Tommy Lee Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 9TH day of AUGUST, 2013.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 11/4/2013

ALVIN JOHNSON, SR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**OATH OF CONSIDERATION**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

**GRANTEE**

Grantee signature Tommy Lee Thomas Sr.
Tommy Lee Thomas

Subscribed and sworn to under oath before me, this 9TH day of AUGUST, 2013.

[Affix Notary Seal]

ALVIN JOHNSON, SR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 11/4/2013

**EXHIBIT A**

[Legal Description]

THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 7, WEST HAMILTON PLACE, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20020807-0094807, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY BEING PART OF THE SAME PROPERTY CONVEYED TO AFFORDABLE HOUSING RESOURCES, INC. FROM I. S. A., INC.

THIS CONVEYANCE IS SUBJECT TO A) 2005 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN INST. NO. 20020807-0094807; INST. NO. 20020619-0074235; INST. NO. 20011213-0137889; BOOK 4517, PAGE 374; BOOK 4517, PAGE 377; BOOK 5093, PAGE 388; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO TOMMY LEE THOMAS AND JESSIE M. DILLARA, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP BY DEED FROM AFFORDABLE HOUSING RESOURCES, INC. RECORDED 09/13/2005 IN DEED BOOK PAGE , IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

**SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:**

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Intrument No. 20050913-0110122 on September 13, 2005.

**PIN NO:** 070010A00700CO

**STREET ADDRESS:**

525 Harold Prewett Dr., Nashville, TN 37218

*The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance, nor has such preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated.*

13-48724 (ds)

## True Copy Certification

I, Lauren Weber, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of California

County of Los Angeles

Personally appeared before me, L. Aguilera, a notary public for this county and state, Lauren Weber who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/14/15

Notary' Seal (if on paper)

L. AGUILERA
COMM. #1928504
Notary Public - California
Ventura County
My Comm. Expires Mar 14, 2015