Davidson County DEEDQC
Recvd: 06/11/14 08:00 5 pgs
Fees:27.00 Taxes:0.00
20140611-0050578

RP-TN-77637

QUITCLAIM DEED

MAIL RECORDED DEED TO:

CHRISTOPHER G. THOMAS
JENNIFER THOMAS
2755 ROSEDALE PLACE
NASHVILLE, TN 37211

OWNER (SEND TAX BILLS TO):

CHRISTOPHER G. THOMAS
JENNIFER THOMAS
2755 ROSEDALE PLACE
NASHVILLE, TN 37211

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, CHRISTOPHER G. THOMAS, a married man, who took title as unmarried, joined by his spouse, JENNIFER THOMAS (herein, "Grantor"), whose address is 2755 Rosedale Place, Nashville, TN 37211, hereby bargains, sells, remises, releases, quit claims and conveys to CHRISTOPHER G. THOMAS and JENNIFER THOMAS, husband and wife, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 2755 Rosedale Place, Nashville, TN 37211, 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: 2755 Rosedale Place, Nashville, TN 37211

WITNESS my hand and seal this 4th day of June, 2014.

PIN NO: 118-03-0-127.00

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

GRANTOR:

Christopher G. Thomas

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Christopher G. 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 4 day of June, 2014

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 12/06/16

GRANTOR:

Jennifer Thomas

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jennifer 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 4th day of June, 2014

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 12/06/16

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(A) as it is a transfer between spouses in accordance with that section.

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF Davidson

The actual consideration for this transfer is $100.00.

GRANTEE

Grantee signature Christopher G. Thomas
Christopher G. Thomas

Subscribed and sworn to under oath before me, this 4 day of June, 20 14

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 12/06/16

EXHIBIT A

[Legal Description]

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Davidson, STATE OF Tennessee, AND IS DESCRIBED AS FOLLOWS:

Being all of Lot No. 28 on the plan of Phase Two, Rosedale Place, according to plat and survey of same appearing of record in Plat Book 11190, page 18, in the Register's Office of Davidson County, Tennessee, to which plat reference made for more complete details as to location and description of said lot.

Being the same property conveyed to Christopher G. Thomas, unmarried (now married), by Warranty deed dated July 30, 2004 from Charles Cardona and wife, Nina Cardona, of record in Instrument No. 20040805-0094346, Register's Office for Davidson County, Tennessee.

Parcel ID# 118-03-0-127.00

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 Document No. 20040805-0094346, on August 5, 2004.

PIN NO: 118-03-0-127.00

STREET ADDRESS:

2755 Rosedale Place, Nashville, TN 37211

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, a title search, 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. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

True Copy Certification

I, **Perre M. Cabell**, 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 **Mississippi**

County of **Hancock**

Personally appeared before me, **Ken L Amacker**, a notary public for this county and state, **Perre M. Cabell** 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: 6/15/2017
Notary' Seal (if on paper)

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 77993
KEN L. AMACKER
Commission Expires
June 15, 2017
PEARL RIVER COUNTY