QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 09/29/14 13:03 3 pgs
Fees:17.00 Taxes:0.00
20140929-0089479

STATE OF Tennessee
COUNTY OF Davidson

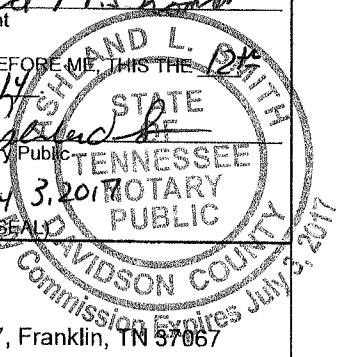
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Ted M. Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF August, 14

Notary Public

MY COMMISSION EXPIRES: July 3, 2017
(AFFIX SEAL)



THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kim Thomas and Ted M. Thomas	NEW OWNER	04305010400
(NAME)	(NAME)	
706 Bixler Avenue		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, Ted M. Thomas, hereinafter called the Grantor(s), has quitclaimed unto Kim Thomas and Ted M. Thomas, wife and husband, hereinafter called the Grantee(s), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:,

Land in Davidson County, Tennessee, being the south one-half of Lot No. 11, in Block "A", on the plan of Cedarcrest Estates, as shown on plat of record in Plan Book 974, Page 15, Register's Office for Davidson County.

Said part of said lot fronts 50.5 feet on the easterly side of Bixler Avenue, and runs back between parallel lines 191.5 feet to a dead line.

Being the same property conveyed to Ted M. Thomas, unmarried by Warranty Deed dated 03/24/2010 from Billy E. McClure, unmarried and Linda L. McClure, unmarried of record in Instrument 201004010024328, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐
This is improved ☑ property, known as **706 Bixler Avenue, Madison, TN 37115**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand(s) this 12th day of August 2014

Ted M. Thomas

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ted M. Thomas, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described therein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12th day of August 2014.

Notary Public
My Commission Expires: July 3, 2017

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

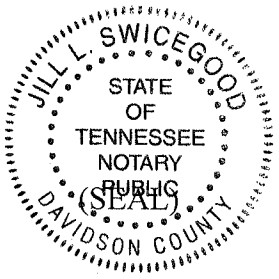
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Jill L. Swicegood
Notary Public

My Commission Expires: 9/10/18