After Recording Return to:

2530 Red Hill Ave, Suite 110
Santa Ana, CA 92705

Prepared: P. DeSantis, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

Davidson County DEEDQC
Recvd: 12/22/16 12:09 3 pgs
Fees:17.00 Taxes:0.00
20161222-0134822

Map & Parcel:
147-14-0-148.00
Unit is 68535

QUITCLAIM DEED

[this deed is being executed to remove spouse from title]

New Owner/ Property Being Conveyed
Spencer Charles Thomas
Gregory S. Thomas
593 Hill Creek Drive
Nashville, TN 37211

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 18 day of November, 2016, between SPENCER CHARLES THOMAS and DEVON JARRELL THOMAS, husband and wife as to a 79.990472% undivided interest, residing at 593 Hill Creek Drive, Nashville, TN 37211, collectively hereinafter referred to as "**Party of the First Part**" and SPENCER CHARLES THOMAS, a married man as to a 79.990472% undivided interest, hereinafter referred to as "**Party of the Second Part**."
*Gregory S Thomas married as to a 20.009528% undivided interest, as tenants in common.

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT-CLAIMED, and, do hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

Situated in Davidson County, Tennessee and being further bounded and described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 420 ON THE PLAN OF CANDLESTICK FARMS, SECTION FOUR, OF RECORD IN PLAT BOOK 3600, PAGE 71, AND AMENDED IN BOOK 3822, PAGE 71, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO SPENCER CHARLES THOMAS AND DEVON JARRELL THOMAS, HUSBAND AND WIFE, AS TO A 79.990472% UNDIVIDED INTEREST AND GREGORY S. THOMAS, MARRIED AS TO A 20.009528% UNDIVIDED INTEREST, AS TENANTS IN COMMON BY DEED FROM SPENCER CHARLES THOMAS AND DEVON JARRELL THOMAS, HUSBAND AND WIFE, RECORDED 12/19/2014 AS DOCUMENT NO. 20141219-0116352, IN THE OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 593 Hill Creek Drive, Nashville, TN 37211
The legal description was obtained from a previously recorded instrument.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

SPENCER CHARLES THOMAS **DEVON JARRELL THOMAS**

STATE OF TENNESSEE }

COUNTY OF Davidson }

On this 18 day of November, 2016 before me personally appeared **SPENCER CHARLES THOMAS** and **DEVON JARRELL THOMAS** to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Ella K Butler
NOTARY PUBLIC
Ella K Butler

My Commission Expires: 12/06/2016

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My comm. exp. Dec. 6, 2016

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ ~~20,593.42~~ 0.00

SPENCER CHARLES THOMAS **DEVON JARRELL THOMAS**

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My comm. exp. Dec. 6, 2016

Subscribed and sworn to before me this 18 day of November, 2016

Ella K Butler
NOTARY PUBLIC
Ella K Butler

My Commission Expires: 12/06/2016

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My comm. exp. Dec. 6, 2016

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

Jimmy Phuthama
Signature

State of California

County of Orange

Personally appeared before me, Patrice Jobin, a notary public for this county and state, Jimmy Phuthama who acknowledges that this certification of the electronic document is true and correct and whose signature I have witnessed.

PATRICE JOBIN
COMM. # 2002382
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
My Comm. Exp Dec. 29, 2016

Patrice Jobin
Notary's Signature

My Commission Expires: Dec 29 2016

Notary's Seal (if on paper)