THIS INSTRUMENT PREPARED BY:

M2L Law Group, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

BILL GARRETT, Davidson County
Trans:T20170077072 DEEDQC
Recvd: 09/01/17 15:29 2 pgs
Fees:12.00 Taxes:0.00
20170901-0090454

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Carla H. Thomas 1316 Brendale Court Nashville, TN 37214	CMG Mortgage, Inc. 3160 Crow Canyon Rd. #400 San Ramon, CA 94583	108-04-0A-092.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Ernest Lee Thomas, a married man,** by these presents does hereby quitclaim and convey unto **Carla H. Thomas, a married woman**, his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Final Plat Villages of Larchwood, Phase II, Section III of record in Plat Book 9700, Page 861, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ernest Lee Thomas and wife, Carla H. Thomas by Warranty deed from Leon Sharber, Trustee of record in Instrument No. 20040525-0060984 Register's Office for Davidson County, Tennessee, dated May 14, 2004 and recorded on May 25, 2004.

This is improved property also known as 1316 Brendale Court, Nashville, TN 37214.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the
22nd day of August, 2017.

Carla H Thomas
Affiant

My commission expires:
(Affix Seal)

7-2-18

Notary Public

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 22nd day of August, 2017.

Ernest Lee Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ernest Lee Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 22nd day of August, 2017.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018