Bill Garrett Davidson County
Batch# 42548 DEEDQC
12/28/2017 04:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20171228-0132105

THIS INSTRUMENT PREPARED BY:
Brenda Franks Hale, Attorney
HALE and HALE, PLC
198 East Main Street, Suite 200
Franklin, Tennessee 37064

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Jeffrey P. Thomas and Mary Lynn Dear 2208 Ravenwood Drive Nashville, Tennessee 37216	SAME	072 12 0 133.00

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **JEFFREY P. THOMAS** (hereinafter called the **"GRANTOR")**, hereby quitclaims and conveys all of his right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee described as follows, unto **JEFFREY P. THOMAS AND WIFE, MARY LYNN DEAR,** (hereinafter called the **"GRANTEES"**), their heirs and assigns, to-wit:

A certain tract of land in Davidson County, State of Tennessee described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 165 on the map of Dalewood, Section III as of record in Book 1835, page 20, Register's Office for said County.

Said Lot No. 165 fronts 80.37 feet on the westerly side of Ravenwood Drive and runs back between lines, 168.2 feet on the north line and 170 feet on the South line to a dead line in the rear on which it measures 94 feet.

Being the same property conveyed to Jeffrey P. Thomas, a single man, by Warranty Deed from Jon T. Hubble, unmarried, and Billy K. Alexander, unmarried, dated November 1, 2012, of record in Instrument No. 20121106-0102259, Register's Office for Davidson County, Tennessee.

This is improved property is known as 2208 Ravenwood Drive, Nashville, Tennessee 37216.

WITNESS, the hand of the undersigned this 22 day of December, 2017, in Franklin, Tennessee.

Jeffrey P. Thomas

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Jeffrey P. Thomas, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of December, 2017.

Notary Public

My commission expires: 12.5.2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Ten and NO/100 ($10.00) DOLLARS.

Affiant

Sworn to and subscribed before me, this 22nd day of December, 2017.

Notary Public

My commission expires: 12-5-2020

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Alice J. Stewart, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 4/11/2020

Alice J. Stewart

ALICE J. STEWART
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-11-2020