Bill Garrett Davidson County
Batch# 127425 DEEDQC
08/10/2018 09:59:10 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180810-0079056

Quitclaim Deed

RECORDING REQUESTED BY Cindy Thompson
AND WHEN RECORDED MAIL TO:
Cindy Thompson
Leslie Thompson , Grantee(s)
734 Moormans Arm Rd, Nashville, TN 37207
Consideration: $ No Consideration
Property Transfer Tax: $ Ø
Assessor's Parcel No.: 059140006400
PREPARED BY: Cindy Thompson certifies herein that he or she has prepared this Deed.

Cindy Thompson
Signature of Preparer

8/10/2018
Date of Preparation

Cindy Thompson
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 8/10/2018 in the County of Davidson, State of TENNESSEE by Grantor(s), Cindy Thompson, whose post office address is 734 Moormans Arm Rd Nashville, TN 37207 to Grantee(s), Cindy Thompson, Leslie Thompson - New Owner + Tax Bills whose post office address is 734 Moormans Arm Rd Nashville, TN. 37207

WITNESSETH, that the said Grantor(s), Cindy Thompson, Leslie Thompson for good consideration and for the sum of Ø ($ Ø) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title Current Source of Title #20170721-0073892

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of DAVIDSON, State of TN and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Cindy Thompson
Signature of Grantor

CINDY THOMPSON
Print Name of Grantor

Signature of First Witness to Grantor(s)

MARIA MARTIN
Print Name of First Witness to Grantor(s)

Signature of Second Grantor (if applicable)

Print Name of Second Grantor (if applicable)

Erica Henderson
Signature of Second Witness to Grantor(s)

ERICA Henderson
Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Cindy Thompson
Signature of Grantee

CINDY THOMPSON
Print Name of Grantee

Signature of First Witness to Grantee(s)

MARIA MARTIN
Print Name of First Witness to Grantee(s)

Leslie Thompson
Signature of Second Grantee (if applicable)

Leslie Thompson
Print Name of Second Grantee (if applicable)

Erica Henderson
Signature of Second Witness to Grantee(s)

ERICA Henderson
Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of TENNESSEE

County of DAVIDSON

On AUGUST 10, 2018, before me, GREG KIRBY, a notary public in and for said state, personally appeared, CINDY THOMPSON, LESLIE THOMPSON

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary

Affiant Known _____ Produced ID ✓

Type of ID TN STATE ID CARD
TN DRIVERS LICENSE

(Seal)

GREG KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ -0-
Cindy Thompson, Affiant
Subscribed and sworn before me this the
10 Day of AUG, 2018
D. Goodman, Deputy Register

Exhibit A

BILL GARRETT, Davidson County
Trans: T20170062607 DEEDWARR
Recvd: 07/21/17 10:35 2 pgs
Fees: 13.00 Taxes: 518.00
[redacted]
20170721-0073892

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 14th day of July, 2017, by and between Mamie R. Evans, unmarried, party of the first part, and Cindy Thompson, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Section I, Haynes Manor, of record in Book 3600, Page 85, Register's Office for said County.

Said Lot No. 34 fronts 65 feet on the northerly side of Moorman's Arm Road and extends back 97.2 feet on the easterly line and 142.2 feet on the westerly line, to a dead line in the rear, which is a broken line, on which it measures 79.9 feet.

Being all or part of the same property conveyed to Mamie R. Evans by virtue of that certain Quit Claim Deed dated April 17, 2007, and being of record at Instrument No. 20070427-0050644 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Floyd Thompson, Jr. by virtue of Warranty Deed dated May 6, 1967 at Instrument No. Book 4131, Page 197 in the said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), her heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), her heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Mamie R Evans by
Memorie White, Attorney In Fact
Mamie R. Evans by Memorie White, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of July, 2017, before me personally appeared Memorie White, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mamie R Evans, and who acknowledged that he executed the same as the free act and deed of Mamie R Evans.

WITNESS my hand and official seal at office this 14 day of July, 2017.

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Ashlee D Page
Notary Public
My Commission Expires: 9/10/18