This instrument prepared by:
First American Title Attn: Recording Team
4795 Regent Blvd.
Irving, Texas 75063
(866)264-7799
Mail tax statement to:
Keegan A Thompson
5300 MICHIGAN AVENUE
NASHVILLE, TN 37209

File No.: **54504561LA**

Karen Johnson Davidson County
Batch# 184939 DEEDQC
01/17/2019 10:52:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20190117-0004977

QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of the 27th of December 18 by and between KEEGAN A. THOMPSON AND JULIA THOMPSON, HUSBAND AND WIFE WHO ACQUIRED TITLE AS KEEGAN A. THOMPSON AND JULIA C. SEVERINO, BOTH SINGLE, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, party of the first part, and KEEGAN A. THOMPSON AND JULIA THOMPSON, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, the following described real estate, situated in the City of NASHVILLE, County of DAVIDSON, State of Tennessee and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Being the same property conveyed to the party of the first part by Warranty Deed Deed of record in: Book N/A, Page No. N/A or Instrument No.: 20151123-0118417 in said Registor's office.

X The property is improved with an address of: **5300 MICHIGAN AVENUE, NASHVILLE, TENNESSEE 37209**

The property is unimproved.

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

KEEGAN A. THOMPSON

JULIA THOMPSON

STATE OF **Tennessee**

COUNTY
OF Williamson

Personally appeared before me, Leigh S. Smith (name of notary public), Keegan A. Thompson and Julia Thompson 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 29th of November, 2018

Leigh S. Smith
Notary Public

My Commission Expires: 7/27/20

STATE OF **Tennessee**

COUNTY Williamson OF

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is ~~$0.00~~ $10.00 MS

Exempt per T.C.A. 67-4-409(a)(4)

Affiant

Subscribed and sworn to before me this the 29th of November

Leigh S. Smith
Notary Public

My Commission Expires: 7/27/20

LEIGH S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

All Purpose Acknowledgement

State of: Tennessee

County of: Williamson

On this 29th day of November, 2018, before me

Leigh S. Smith, a Notary Public, personally appeared

Keegan A. Thompson and Julia Thompson personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed this instrument.

Witness my hand and seal:

Leigh S. Smith
(Seal)

Printed Name: Leigh S. Smith
My commission expires: 7/27/20

LEIGH S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

DESCRIPTION OF ATTACHED DOCUMENT

Loan Number:

Document Type: Quit Claim Deed

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

TAX PARCEL NO.:
09107035500

NAME AND ADDRESS OF A PROPERTY OWNER:
KEEGAN A. THOMPSON
5300 MICHIGAN AVENUE
NASHVILLE, TN 37209

NAME AND ADDRESS OF THE PERSON OR ENTITY
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES
KEEGAN A. THOMPSON
5300 MICHIGAN AVENUE
NASHVILLE, TN 37209

EXHIBIT 'A'

BEING LOT NOS. 1201 AND 1203 OF BLOCK NO. 181 ON BLOCK NO. 1, WEST NASHVILLE, AS OF RECORD IN BOOK 57, PAGES 74 AND 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NOS. 1201 AND 1203 JOIN EACH OTHER AND FRONT TOGETHER 60 FEET ON THE NORTH SIDE OF MICHIGAN AVENUE AND WITH THE WESTERLY MARGIN OF 53RD AVENUE WITH 150 FEET TO AN ALLEY AND MEASURE 60 FEET ON SAID ALLEY.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO KEEGAN A. THOMPSON, A SINGLE MAN AND JULIA C. SEVERINO, A SINGLE WOMAN, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP FROM MARGARET F. ODLE, BY DEED DATED NOVEMBER 29, 2015 AND RECORDED NOVEMBER 23, 2015 IN/AS INSTRUMENT NO. 20151123-0118417 OF OFFICIAL RECORDS.

MAP & APN #: 09107035500

THOMPSON
54504561
TN
FIRST AMERICAN ELS
QUIT CLAIM DEED

True Copy Certification

I, MELONY WITTHAUS, 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.

Signature _____

State of Texas

Count of ~~Tarrant~~ Dallas

Personally appeared before me KAREN ADAMS notary public for this county and state, appeared MELONY WITTHAUS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: Jan 6, 2019

Notary Seal

KAREN E. ADAMS
Notary Public, State of Texas
My Commission Expires
January 06, 2019