Karen Johnson Davidson County
Batch# 229819 DEEDQC
05/14/2019 11:46:52 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190514-0045281

THIS INSTRUMENT WAS PREPARED BY: W. Faye Novelly, UAW-FCA-Ford-General Motors Legal Services Plan 3011 Harrah Drive, Suite B, Spring Hill, TN 37174		
ADDRESS OF OWNERS: Anise E. Stanley 3705 Huntingboro Trail Antioch, TN 37013	**SEND TAX BILL TO:** Anise E. Stanley 3705 Huntingboro Trail Antioch, TN 37013	**MAP & PARCEL NO:** **150 12 0A 011.00**

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that ANTHONY E. THOMAS, being a surviving child of KENNETH M. THOMAS, deceased, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaims unto ANISE E. STANLEY, the surviving widow of KENNETH M. THOMAS, all his right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 686, Somerset, Phase II, a Planned Unit Development of record in Book 6900, page 734, Register's Office for Davidson County, Tennessee. Said Lot No. 686 fronts 65.00 feet on the northeasterly side of Huntingboro Trail and runs back 150.00 feet on the easterly lot line and 115.00 feet on the westerly lot line to a line in the rear which measures 73.82 feet thereon.

The source of Grantor's legal and equitable interest is an Affidavit of Heirship of record as Instrument No.: 20190410-0032853 in the Register's Office for Davidson County, Tennessee. This also being the same property conveyed to KENNETH M. THOMAS by Quitclaim Deed from ANISE E. THOMAS of record in Deed Book & Page: 00009259-0000110, in the Register's Office for Davidson County, Tennessee. Also being the same property conveyed to KENNETH M. THOMAS and wife, ANISE E. THOMAS, by Deed from Phillips Builders, Inc., of record in Deed Book & Page: 00008145-0000786, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 3705 Huntingboro Trail, Antioch, TN 37013.

This Deed was prepared from legal description in the prior Deed and in accordance with the information provided by the parties without the benefit of a title search or survey. The preparer was not responsible for determining the status of the title, the accuracy of the description or the accuracy of any other information provided by the parties.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my hand this 4th day of May, 2019.

ANTHONY E. THOMAS
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared the within named Anthony E. Thomas, within named bargainor, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 4th day of May, 2019.

NOTARY STAMP

ADEL S ZAKHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires: 11-05-2019

TENN. CODE ANN. 67-4-409(a)(4) IN THE CASE OF QUITCLAIM DEEDS, THE TAX SHALL BE BASED ONLY ON THE ACTUAL CONSIDERATION GIVEN FOR THAT CONVEYANCE.

The actual consideration for this transfer is $ 0.00 .

Anise E. Stanley
Affiant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and Subscribed before me, this 4th, day of May 2019.

Notary Public

My Commission Expires: 11-05-2019

NOTARY STAMP

ADEL S ZAKHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY