Karen Johnson Davidson County
Batch# 260365 DEEDQC
07/22/2019 01:56:10 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190722-0071732

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd. Ste. 203-A
Nashville, TN 37215

CRT File No. 190621356

RALPH MOLLENAX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is: $-0-.

Tonya D. Thomas
Affiant

Subscribed and sworn to before me, this 17th day of July 2019.

Notary Public

My Commission Expires: 5/9/23

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jacob A. Thomas and Tonya D. Thomas 508 Yorkley Drive Nashville, TN 37207	New Owner	071-01-0-025.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Tonya Denise Kiker, n/k/a Tonya D. Thomas, married**, (hereinafter referred to as the "Grantors") do hereby quitclaim, transfer and convey unto **Jacob A. Thomas and Tonya D. Thomas, husband and wife**, their heirs and assigns all of his right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being Lot No. 13 on the Map of the Subdivision of Hardin Yokley's tract not of record, described as follows:

Being at a point on the Southerly margin of Yokley Road, said point being 149 feet West of the intersection of Yokley Road and Old Matthews Road; running thence North 82 degrees West along said line of Yokley Road 50 feet to a point on the Easterly line of Lot 12 as shown on said map; thence along the last named line, South 8 degrees West 150 feet to the Southerly common corner of Lots Nos 12 and 13, as shown on said map; thence along the Southerly line of said Lot No. 13 South 82 degrees East 50 feet to feet to the Easterly line of said Lot No. 13; thence along the last named line, North 8 degrees East 150 feet to the point of beginning.

Being the same property conveyed to Tonya Denise Kiker by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United State of America, duly authorized Attorney-in-Fact Wilson and Associates, P.L.L.C, recorded on the 27th day of

August, 2012 in Instrument No. 20120827-0077147, in the Register's Office of Davidson County, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of July 2019.

Tonya Denise Kiker, N/K/A Tonya D. Thomas
Tonya Denise Kiker, n/k/a Tonya D. Thomas

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Tonya Denise Kiker, n/k/a Tonya D. Thomas, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12th day of July, 2019.

Notary Public

My Commission Expires: 09/19/21

NICOLE BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY