Karen Johnson Davidson County
Batch# 268370 DEEDQC
08/07/2019 01:34:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190807-0078588

THIS INSTRUMENT WAS PREPARED BY: **STEVEN G. WATERS, PLLC** **100 BLUEGRASS COMMONS BLVD, SUITE 115** **HENDERSONVILLE, TN 37075** THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS PERFORMED AND NO WARRANTIES ARE MADE BY THE DRAFTER. NO LEGAL OR TAX ADVICE HAS BEEN PROVIDED BY THE DRAFTER.	STATE OF **TENNESSEE** COUNTY OF ~~DAVIDSON~~ Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$-0-~~. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6 DAY OF AUGUST, 2019. NOTARY PUBLIC MY COMMISSION EXPIRES: ~~December 15, 2022~~

ROBERT T. WILCOX, III
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Johnnie C. Thomas and Dante L. Thomas (NAME)	Same as new owner (NAME)	085040A24900CO
5309 Highland Place Way (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage TN 37076 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JOHNNIE C. THOMAS**, hereinafter called **"GRANTOR"**, by these presents, does hereby quitclaim and convey unto **JOHNNIE C. THOMAS AND DANTE L. THOMAS, HUSBAND AND WIFE**, hereinafter called "GRANTEE", his/her/their successors, heirs and assigns all of his rights, title and interests in and to a certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 249 on the Final Plat of The Reserve at Stone Hall, formerly Eversong at Ravenwood, Phase 1, Section 2B, Planned Unit Development, of record in Instrument No. 20131014-0107217, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Johnnie C. Thomas by deed from Meritage Homes of Tennessee, Inc., an Arizona corporation, dated July 30, 2014 and recorded on August 15, 2014 in Instrument No. 20140815-0073971, Register's Office, Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 5309 Highland Place Way, Hermitage, TN 37076.

WITNESS my/our hands this 6th day of August, 2019.

Johnnie C. Thomas

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

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

Witness my hand and official seal this 6 day of August, 2019.

Notary Public

My Commission Expires: December 18, 2022

ROBERT T. WILCOX, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Dakotah Harvey, 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.

Dakotah Harvey
Signature

State of Tennessee

County of Sumner

Personally appeared before me, JANET ADAMS, a notary public for this county and state, [DAKOTAH HARVEY] 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: _____
Notary' Seal (if on paper)

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2018