Return to:

VYLLA, LLC
6200 TENNYSON PARKWAY, SUITE 110
PLANO TX 75024
FILE NO. 101-10136652

Karen Johnson Davidson County
Batch# 282657 DEEDQC
09/09/2019 11:13:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190909-0090803

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
BC LAW FIRM, P.A. 1181 CALIFORNIA AVE., STE. 185 CORONA, CA 92881
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ANTHONY THOMAS AND TAMMY COLEMAN-THOMAS	ANTHONY THOMAS AND TAMMY COLEMAN-THOMAS	081 07 0 078.00
2100 14TH AVE N NASHVILLE, TN 37208	2100 14TH AVE N NASHVILLE, TN 37208	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **ANTHONY THOMAS, MARRIED**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **ANTHONY THOMAS AND TAMMY COLEMAN-THOMAS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST 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. 1 on the Map of the Subdivision of Lots Nos. 29 and 30 in Owen's Buena Vista Plan of Lots, as of record in Book 57, page 26, Register's Office for said County, said Plan Book 1, page 84, Chancery Court at Nashville, to which reference is hereby made for a more complete description.

Being the same property conveyed to ANTHONY THOMAS, MARRIED from deed Henry M. James, unmarried and Lillian Brewer, married, by deed dated 1/11/2008 and recorded on 1/16/2008 as Instrument No. 20080116-0004700 in the register's office of Davidson county, Tennessee.

Property known as 2100 14TH AVE N , NASHVILLE, TN 37208

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

Witness my hand this 26 day of August, 2019.

Anthony Thomas
ANTHONY THOMAS

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Ella K. Butler of the state and county mentioned, personally appeared **ANTHONY THOMAS**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Ella K Butler
Notary Public
Printed Name: Ella K. Butler
My Commission Expires: 09/07/2020

VALUATION AFFIDAVIT

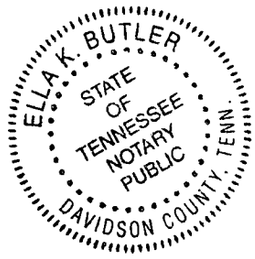
I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ 10.00

Anthony Thomas
Signature of Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 26 day of August, 2019.

Ella K Butler
Notary Public
My Commission Expires: 09/01/2020



Name and address for person(s) responsible for taxes:
ANTHONY THOMAS AND TAMMY COLEMAN-THOMAS
2100 14TH AVE N
NASHVILLE, TN 37208

Name and Address of property owner:
ANTHONY THOMAS AND TAMMY COLEMAN-THOMAS
2100 14TH AVE N
NASHVILLE, TN 37208

True Copy Certification

I, Carroll Owen, 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.

Carroll Owen
Signature

State of Texas

County of Collin

Personally appeared before me, [Kathy L. Nguyen] a notary public for this county and state, [Carroll Owen] 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: 5/21/2022
Notary' Seal (if on paper)

KATHY L NGUYEN
Notary ID #131577239
My Commission Expires
May 21, 2022