File: First Title 19-27710 qc
Prepared By:
Heath & Ames Attorneys, P.C.
2622 Broad Street
Chattanooga, TN 37408

Karen Johnson Davidson County
Batch# 357013 DEEDQC
02/12/2020 10:00:34 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200212-0016004

| Grantee's Address: | Send Tax Bills To: | Map Parcel No.: |
|---|---|---|
| Wanda S. Thomas<br>3133 Oak Ridge Drive<br>Nashville, TN 37207 | | 060-04-0-078.00 |

# QUITCLAIM DEED

**IN CONSIDERATION** OF ONE ($1.00) DOLLAR and other valuable considerations paid, the receipt of all of which is hereby acknowledged: **WANDA THOMAS a/k/a WANDA S. THOMAS, married,** hereby transfer(s), convey(s) and forever quitclaim(s) unto **WANDA S. THOMAS and spouse, RONALD E. THOMAS**, all my/our right, title, and interest in and to the following described real estate, to wit:

1/3

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Section One, Oak Park Subdivision of record in Plat Book 3600, Page 84, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Said Lot No. 59 fronts 90 feet on the easterly side of Oak Ridge Drive and extends back 151.78 feet on the northerly line and 152.37 feet on the southerly line to a line in the rear which measures 90 feet.

OK 4233

For prior title and last instrument of record affecting title to the above described property, see deed recorded in Book 11673, Page 280, in the said Register's Office.

SUBJECT TO any governmental zoning and subdivision ordinances and regulations in effect thereon.
SUBJECT TO Any Governmental zoning and subdivision ordinances and regulations in effect thereon.
SUBJECT TO All matters shown on the Plan of record in Plat Book 3600, Page 84, in said Register's Office.
SUBJECT TO Restrictions of record in Book 3821, Page 343, Book 3864, Page 82 and Book 3865, Page 403, in said Register's Office, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

* TAXES for the year 2020 are to be assumed by the grantee(s).

**THIS INSTRUMENT IS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES TO THE INSTRUMENT AND NEITHER THE PREPARER, NOR FIRST TITLE INSURANCE COMPANY MAKE ANY REPRESENTATION AS TO THE TITLE OR ACCURACY OF INFORMATION. NO TITLE INSURANCE HAS BEEN ISSUED WITH THIS TRANSACTION. NO LAW FIRM HAS BEEN RETAINED IN THIS TRANSFER, NOR DOES ANY ATTORNEY REPRESENT ANY PARTY HERETO.**

**THIS INSTRUMENT WAS EXECUTED AND ACKNOWLEDGED OUTSIDE THE PRESENCE OF THE PREPARER AND/OR ITS AGENTS OR EMPLOYEES, AND PREPARER MAKES NO REPRESENTATION AS TO THE AUTHENTICITY OR RELIABILITY OF THE SIGNATURES AND/OR ACKNOWLEDGMENTS CONTAINED HEREIN.**

**WITNESSETH** the same unto the said **WANDA S. THOMAS and spouse, RONALD E. THOMAS**, their heirs and assigns.

**WITNESS** my hand this 30th day of January, **2020.**

**WANDA THOMAS**

**WANDA S. THOMAS**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

On this 30th day of January, 2020, before me personally appeared Wanda Thomas a/k/a Wanda S. Thomas, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Barbara Collins
My commission expires: 11-26-2022

Barbara Collins
NOTARY PUBLIC

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY
My Commission Expires Nov. 26, 2022

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater is **$-0-.**

Subscribed and sworn to before me this 30th day of January, 2020.

Ronald E Thomas
AFFIANT

Barbara Collins
My commission expires: 11-26-2022

Barbara Collins
NOTARY PUBLIC

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY
My Commission Expires Nov. 26, 2022