Karen Johnson Davidson County
Batch# 362541 DEEDQC
02/24/2020 03:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200224-0020386

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Lizbeth Thomas and Victor Thomas 3425 Hopkins Street Nashville, TN 37215	New Owner	117-07-0-110.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Zachary Thomas, married***, by these presents do hereby quitclaim and convey unto **Lizbeth Thomas and Victor Thomas, husband and wife,** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being the South 1/2 of Lot No. 152 on the Plan of The North Part of Noel's subdivision of Watkins Grove of record in Plat Book 547, Page 156, in the Register's Office for Davidson County, Tennessee.

Said Part of Lot fronts 100 feet on the westerly side of Hopkins Street and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Zachary Thomas, an unmarried man by Warranty deed from Reginald O. Kincer, Jr. and wife Anne G. Kincer of record in Instrument No. 20150812-0080926 Register's Office for Davidson County, Tennessee, dated August 12, 2015 and recorded on August 12, 2015.

Being also known as 3425 Hopkins Street Nashville, Tennessee 37215.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 21st day of February, 2020.

Meredith Mary
Affiant

My commission expires:

ANNE MARIE CHANDLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020
(Affix Seal)

Notary Public

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 21st day of February, 2020.

Zachary Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal 21st day of February, 2020.

Notary Public

My Commission Expires:

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022