Karen Johnson Davidson County
Batch# 373030 DEEDQC
03/16/2020 01:56:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200316-0028942

AFTER RECORDING RETURN TO:
SILK ABSTRACT COMPANY
300 Centerville Road, Suite 304
Warwick, RI 02886
File No. R-109229-NBKC

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 091 05 0R 001.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 1st day of March, 2020, by and between **Cort S. Thompson, a married man, who acquired title as unmarried, joined in execution by his spouse, Laura M. Thompson**, a mailing address of 605 Ries Avenue, Nashville, TN 37209, hereinafter referred to as Grantor(s) and **Cort S. Thompson and Laura M. Thompson, husband and wife, as joint tenants with right of survivorship**, a mailing address of 605 Ries Avenue, Nashville, TN 37209, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 605 Ries Avenue, Nashville, TN 37209

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument Number 20180222-0016854, recorded on 02/22/2018 in Davidson County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Cort S. Thompson

Laura M. Thompson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, **Cort S. Thompson and Laura M. Thompson**, the within named Grantor, 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 seal, at office in Tennessee, this 1st day of March, 20 20.

Notary Public
My Commission expires: 10/26/2021

DENICE LYTLE
Notary Public
State of Tennessee, Wilson County
My Commission Expires
October 26, 2021

DENICE LYTLE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 1st day of March, 20 20

Notary Public
My Commission Expires: 10/26/2021

DENICE LYTLE
Notary Public
State of Tennessee, Wilson County
My Commission Expires
October 26, 2021

Name and address for person(s) responsible for taxes:

Cort S. Thompson and Laura M. Thompson
605 Ries Avenue
Nashville, TN 37209

Name and address of property owner:

Cort S. Thompson and Laura M. Thompson
605 Ries Avenue
Nashville, TN 37209

Exhibit "A"

Legal Description

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 607A, ON THE PLAN OF HOMES AT 607 RIES AVENUE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, FILED AS EXHIBIT TO AND ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 201611300125853, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE OR A MORE COMPLETE DESCRIPTION.

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.

BEING THE SAME PROPERTY CONVEYED TO CORT S. THOMPSON, AN UNMARRED MAN FROM J CORE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED DATED FEBRUARY 20, 2018, AND RECORDED ON FEBRUARY 22, 2018, AS 20180222-0016854.

Parcel ID Number: 091 05 0R 001.00

True Copy Certification

I, Sara Yith, 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.

Sara Yith
Signature

State of Rhode Island

County of Kent

Personally appeared before me, Sarah Silva, a notary public for this county and state, Sara Yith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sarah A. Silva
Notary's Signature

My Commission Expires: 10/2/21
Notary' Seal (if on paper)

SARAH A. SILVA
NOTARY PUBLIC OF RHODE ISLAND
My Commission Expires 10/2/2021