THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 026-06-0A
PARCEL: 081.00CO

NEW OWNER'S ADDRESS:
Christy Lynn Thompson and Lanie Marie Earnest
144 Canton Court
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Highlands Residential Mortgage
12001 North Central Expressway, #750
Dallas, TX 75243

Karen Johnson Davidson County
Batch# 388178 DEEDQC
04/20/2020 12:05:45 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200420-0041100

QUITCLAIM DEED

FOR THE PURPOSE OF RECONVEYING TO
CORRECT & ESTABLISH PROPER TENANCY

FOR AND IN CONSIDERATION of no monetary consideration and for the express purpose of making a re-conveyance to correct and establish proper tenancy tenants in common with right of survivorship, I, Christy L. Thompson, unmarried, (Grantor), by these presents do hereby quitclaim and convey all of my interest unto Tammy Mellons, Trustee, her successors and assigns the following described tract or parcel of land, to wit:

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. 78 (Unit No. 78) on the Final Plat for the Townhomes at Windsor Green, Phase 1, Section 3, of record as Instrument Number 20040109-0003983 and Instrument Number 20041112-0136380, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christy L. Thompson, unmarried by Warranty Deed dated 11/17/2016 from Robert Devon Malick and wife, Kimberly Jane Malick of record in Instrument Number 20161118-0121670 Register's Office for Wilson County, Tennessee.

This is (X) improved property known as: 144 Canton Court, Goodlettsville, TN 37072

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

And now, I, the said Tammy Mellons, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto Christy Lynn Thompson, an unmarried woman and Lainey Marie Earnest, an unmarried woman as tenants in common with right of survivorship, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on the 13th day of April, 2020.

Christy L. Thompson

Tammy Mellons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Christy L. Thompson, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 13th day of April, 2020.

Karen B. Heavener
Notary Public

My Commission Expires: 7/3/23

Karen B. Heavener
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Tammy Mellons, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 13th day of April, 2020.

Karen B. Heavener
Notary Public

My Commission Expires: 7/3/23

Karen B. Heavener
State of Tennessee Notary Public
Davidson County

The actual consideration or value whichever is greater, for this transfer is $0.

Affiant

Sworn and subscribed before me, this the 13th day of April, 2020.

Karen B. Heavener
Notary Public

My Commission Expires: 7/3/23

Karen B. Heavener
State of Tennessee Notary Public
Davidson County