Prepared from information provided by the parties hereto without the benefit of title insurance or counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Horizon Land Title, Inc. nor Dean Robinson, Attorney shall be responsible for any matter that could have been resolved by a title examination or legal and/or tax related counsel. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER:
LaToya M. Bomar
3505 Colony Point West
Nashville, TN 37217

Karen Johnson Davidson County
Batch# 391502 **DEEDQC**
04/24/2020 02:11:21 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200424-0043363

SEND TAX BILLS:
NEW OWNER

MAP-PARCEL:
Map 136-06-0
Parcel 033.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of all of which is hereby expressly acknowledged, **Theodore Dante Bomar**, hereinafter called the Grantors, have bargained and sold, and do hereby quitclaim and convey unto **LaToya M. Bomar,** hereinafter called the Grantee, her heirs and assigns, all of my right title and interest in and to the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 236 on the plan of Priest Lake Park, Section Five, as of record in Plat Book 4460, Pages 174, 175, & 176, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Latoya M. Bomar, a married woman by Warranty Deed from Basharat Ahmed and wife, Farzana Basharat and Abid Ahmed, married, dated January 8, 2016, of record in Instrument No. 20160112-0003112, Register's Office for Davidson County, Tennessee.
Latoya M. Bomar and LaToya M. Bomar is one and the same person.
Theodore Dante Bomar is executing this instrument to convey any and all marital rights and interest he may have, if any.

This is improved property known as: 3505 Colony Point West, Nashville, TN 37217 .

Said property is conveyed subject to Restrictions of record in Book 4698, Page 969 and any and all easements, minimum building setback lines, notes, etc. as shown on the Plat of record in Plat Book 4460, Pages 174, 175, & 176; and such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand this the 23rd day of April, 2020.

Theodore Dante Bomar

Theodore Dante Bomar

STATE OF TENNESSEE)
COUNTY OF Wilson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Theodore Dante Bomar, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 23 day of April, 2020.

NOTARY PUBLIC

CONSTANCE NI... STATE OF TENNES... NOTAI PUBLIC DAVIDSON COUNTY

My Commission Expires: May 9, 2023

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is NONE.

AFFIANT

Subscribed and sworn before me
this 23 day of April, 2020.

NOTARY PUBLIC

My Commission Expires: 12-18-2021

Tina D Brown STATE OF TENNESSEE NOTARY PUBLIC Wilson County

Prepared By: Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 1000
Mt. Juliet, TN 37122