THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite A203
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 399217 DEEDQC
05/12/2020 12:12:28 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200512-0049139

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES NOVEMBER 8, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 19th day of March, 2020.

Notary Public

My Commission Expires: _____

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mary English Thomas, Mary Kemmerly Thomas and Michael John Thomas 1112 Clifton Lane, #4 Nashville, TN 37204	New Owner	Map/Parcel: 118-09-0D-004.00-CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **MARY ENGLISH THOMAS, a single woman** ("Grantor") does hereby quitclaim, transfer and convey unto, **MARY ENGLISH THOMAS, MARY KEMMERLY THOMAS and MICHAEL JOHN THOMAS, as joint tenants with rights of survivorship,** their heirs and assigns, all of her right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 4 of Glendale Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Glendale Condominium of record in Instrument No. 20080104-0001233, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit C to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Mary English Thomas by Warranty Deed from Cheryl Ann Stoneburg, Trustee of The Cheryl Ann Stoneburg Trust 2017, dated December 28, 2017, dated February 21, 2020 and of record in Instrument No. 20200227-0021902, in the Register's Office for Davidson County, Tennessee.

THIS DESCRIPTION WAS TAKEN FROM THE PREVIOUS DEED OF RECORD.

Grantor covenants that she is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of an updated title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of March, 2020.

MARY ENGLISH THOMAS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Mary English Thomas, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at Office, this 19th day of March, 2020.

Notary Public

My Commission Expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021