Karen Johnson Davidson County
Batch# 463116 DEEDQC
08/25/2020 09:32:20 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200825-0095922

This Instrument Was Prepared By:
Gregory S. Perrone, PC
109 Westpark Drive, Suite 330
Brentwood, TN 37027

New Owner(s):	Send Tax Bills To:	Map and Parcel #
Thaddeus Ballier and **Ann Marie Jacqueline Ballier** **2887 Creekbend Drive** **Nashville, TN 37207**	**New Owner**	**059-040A-111.00CO**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, **Thaddeus Ballier, an unmarried man,** by these presents does hereby quitclaim and convey unto, **Thaddeus Ballier and Ann Marie Jacqueline Ballier, husband and wife,** their heirs and assigns, all their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee being Lot 111 on the Final Plat of Phase 4,5,6 of Brookview Subdivision, of record in Instrument No. 20060303-0025044, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Thaddeus Ballier, an unmarried man, by Warranty Deed from Centex Homes, a Nevada General Partnership, of record in Instrument No. 20070928-0115877, dated September 26, 2007, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is Improved (__X__) Unimproved (____) property, known as 2887 Creekbend Drive, Nashville, TN 37207.

This Quitclaim Deed was prepared for the purposes of vesting fee simple title in Thaddeus Ballier and Ann Marie Jacqueline Ballier, husband and wife, as tenants by the entireties. This Quitclaim Deed was prepared without benefit of a title search but was prepared solely based on information provided by the grantor.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

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.

[*Signatures Commence on Following Page*]

T. Ballier
Thaddeus Ballier

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of August, 2020 before me personally appeared **Thaddeus Ballier,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand this 24th day of August, 2020.

Carrie Borden
Notary Public

Carrie Borden State of Tennessee Notary Public Williamson County My Commission Expires December 6, 2021

My commission expires: 12/6/21

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer of property is ***$0.00*** and no other monetary consideration.

Affiant

Sworn to and subscribed before me this 24th day of August, 2020.

Carrie Borden
Notary Public

Carrie Borden State of Tennessee Notary Public Williamson County My Commission Expires December 6, 2021

My commission expires: 12/6/21