Karen Johnson Davidson County
Batch# 466292 DEEDQC
08/28/2020 12:43:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200828-0097920

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: WLTIC - Realty Data Company, 55 South Main Street, Naperville, IL 60540

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
John O. Thetford, Jr. and Sarah S. Thetford	**JOHN O. THETFORD, JR. AND SARAH S. THETFORD**	115 03 0 110.00
737 Georgetown Drive	**737 GEORGETOWN DRIVE**	
Nashville, TN 37205	**NASHVILLE, TN 37205**	

IS-20-434357

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, JOHN THETFORD also known as JOHN O.THETFORD, JR. and SARAH S. THETFORD, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto JOHN O. THETFORD, JR. and SARAH S. THETFORD, as Tenants by Entirety, hereinafter referred to as "Grantee", whose mailing address is: 737 Georgetown Drive, Nashville, TN 37205, his/her/their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

Being Lot No. 22 on the Plan of Brook Meade, Section III, of record in Book 2133, Page 116, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Tax ID No.: 115 03 0 110.00

BEING the same property conveyed to Grantor herein by Deed recorded in Instrument No 20190821-0084067, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121:
The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 737 Georgetown Drive, Nashville, TN 37205.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 22 day of April, 20 20.

A.K.A

JOHN THETFORD also known as JOHN O. THETFORD, JR.

STATE OF TENNESSEE
COUNTY OF Dawson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that JOHN THETFORD also known as JOHN O.THETFORD, JR., with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 22 day of April, 20 20.

Notary Public
My Commission expires: 3.4.24

DEREK TRUELOVE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 3/4/2024

SARAH S. THETFORD

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that SARAH S. THETFORD, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 22 day of April, 20 23.

Notary Public
My Commission expires: 3.4.24

DEREK TRUELOVE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 3/4/2024

VALUATION AFFIDAVIT

I/We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ >$1.

Affiant/Grantee

Subscribed and sworn to before me this 22 day of April, 2020.

Notary Public
My Commission expires: 3.4.24

DEREK TRUELOVE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 3/4/2024

TRUE COPY CERTIFICATION

I, Christine Joachim, 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,

SIGNATURE

State of PA
County of Montgomery

Personally appeared before me, Michael Estelle, a notary public for this county and state Christine Joachim who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY SIGNATURE

My Commission Expires 3-19-2023
Notary's Seal

Commonwealth of Pennsylvania - Notary Seal
Michael R. Estelle, Notary Public
Montgomery County
My commission expires March 19, 2023
Commission number 1347499