NEW OWNER:

Calvin Thomas, Jr.
5009 Bonnahill Dr.
Hermitage, TN 37076

SEND TAX BILLS TO:
NEW OWNER

Map & Parcel Number:
119.05 - 231.00

THIS INSTRUMENT PREPARED BY:
Rouse Law Group, PLLC
2800 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 486815 DEEDQC
09/30/2020 02:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200930-0112878

This instrument was prepared solely from information provided by the parties.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES EDWARD RIESTER,** does hereby convey unto, **CALVIN THOMAS, JR., a married man,** his successors and assigns, forever equally, all of the right, title and interest in and to the following tract or parcel of land, situate and lying in Davidson County, Tennessee, bounded and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 130 on the Map of Subdivision of Lots 3 & 4 and parts of 5 & 6 Cumberland Nurseries Plan of record in Book 332, Page 148, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James Edward Riester, by Quitclaim Deed from Terry E. Lewis and wife, Loreen A. Lewis, dated June 28, 2005 and of record as Instrument 20050628-0074011, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as: 108 Elberta Street, Nashville, Tennessee 37210.

WITNESS SIGNATURE(S) this 15th day of September, 2020.

JAMES EDWARD RIESTER

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **JAMES EDWARD RIESTER,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 15th day of September, 2020.

TAYLOR JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

My commission expires: 3/31/21

****

The actual consideration or value, whichever is greater, for this transfer is $ 0.00.

Affiant

Sworn to and subscribed to before me, this the 15th day of September, 2020.

Notary Public

My commission expires: 3/31/21

TAYLOR JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY