This Instrument Prepared by:
Solomon Parks Title & Escrow
305B Indian Lake Blvd Ste 220
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 502461 DEEDQC
10/28/2020 11:27:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201028-0124939

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Affiant

Subscribed and sworn to before me this 12 day of October, 2020

Notary Public 4-17-23

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel No.**
Jacquelyn Thomas 312 Manzano Road Madison, TN 37115	Same as New Owner	052-03-0-122.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Reginald D. Thomas** has bargained and sold and does hereby quitclaim, transfer and convey all his rights, title and interest which he may have in the remaining described property to **Jacquelyn S. Thomas** their heirs, successors and assigns, forever, being that property located and situated in **Davidson** County, Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1A on the Plan of The Zone Lot Division Lots 1 and 2 D.L. Kelley Subdivision of record in Plat Book 6900, Page 199, Which Amends Plat Book 6200, page 495 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Reginald D. Thomas and wife, Jacquelyn S. Thomas by Warranty deed from Nevin H. Downs of record in Book 9749, page 29, Register's Office for Davidson County, Tennessee, dated July 31, 1995 and recorded on August 02, 1995.

This is improved property known as 312 Manzano Road Madison, TN, 37115.

IN WITNESS WHEREOF, I have hereunto set my hand and signature on this 12 day of Octo., 2020.

Reginald D. Thomas

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared **Reginald D. Thomas,** who is known to me, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 12 day of October, 2020.

My Commission Expires:
07/09/2024

Ella K Butler
NOTARY PUBLIC

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, John W. Bishop, 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 Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)