Karen Johnson Davidson County
Batch# 515972 DEEDQC
11/13/2020 11:26:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20201113-0134206

This Instrument prepared by:
K. David Bradley, Jr., Esq.,
Tennessee Bar No. 12873
8845 Leatherwood Road,
Salt Lick, Kentucky 40371

Return to:
Orange Coast Lender Services, 1000 Commerce Drive, Suite 520, Pittsburgh, PA 15275

Reference Number: 661737

Exempt pursuant to 67-4-409(a)(3)(A)(ii).

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Kevin David Thompson and Margaret Lyndsay Thompson	Kevin David Thompson and Margaret Lyndsay Thompson	181 10 0D 012.00
449 High Point Terrace	449 High Point Terrace	
Brentwood, TN 37027	Brentwood, TN 37027	

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, KEVIN THOMPSON also known as KEVIN DAVID THOMPSON, now married, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto KEVIN DAVID THOMPSON and MARGARET LYNDSAY THOMPSON, husband and wife, as tenants by the entirety with right of survivorship, hereinafter referred to as "Grantee", whose mailing address is: 449 High Point Terrace, Brentwood, TN 37027, 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, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 12, on the plan of Jackson Valley Subdivision, Section Two, of record in Instrument Number 20071012-0121332, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

THIS CONVEYANCE IS MADE SUBJECT TO:
(1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record;
(2) any and all applicable governmental and/or zoning regulations;
(3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

Tax ID No.: 181 10 0D 012.00

BEING the same property conveyed to Grantor herein by Deed recorded in Instrument No. 20131016-0108228, 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 449 High Point Terrace, Brentwood, TN 37027.

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 8th day of OCTOBER, 20 20.

KEVIN THOMPSON ~~also~~ known as KEVIN DAVID THOMPSON

STATE OF TENNESSEE
COUNTY OF

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that KEVIN THOMPSON also known as KEVIN DAVID THOMPSON, 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 8th day of OCTOBER, 20 20.

Notary Public
My Commission expires: 7-3-2023

WENDELL CHEEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00 .

KEVIN ~~DAVID~~ THOMPSON

MARGARET LYNDSAY THOMPSON

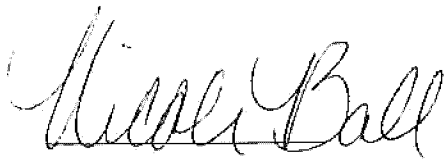
Subscribed and sworn to before me this 8th day of OCTOBER, 20 20 .

Notary Public
My Commission expires: 7-3-2023

WENDELL CHEEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, **Nicole Ball**, 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.



Nicole Ball

State of Pennsylvania

County of Allegheny

Personally appeared before me, Sean Depp, a notary public for this county and state, Nicole Ball, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 5/3/2021

Notary's Seal:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Sean Depp, Notary Public
Findlay Twp., Allegheny County
My Commission Expires May 3, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES