This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

Karen Johnson Davidson County
Batch# 554709 DEEDQC
01/14/2021 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $129.50
20210114-0006734

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Lakisha Thomas	(NAME) SAME	150-12-A-23 CO
(STREET ADDRESS) 2009 Leatherbury Court		
(CITY) (STATE) (ZIP) Antioch, TN 37013	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of thirty five thousand dollars and no/100 ($35,000.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Rodney Thomas and wife Lakisha Thomas** Grantor, does hereby quitclaim and convey unto **Lakisha Thomas, an unmarried woman** Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in **Davidson** County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 698 on the Plan of Somerset, Phase IV, a Planned Unit Development, as of record in Plat Book 7900, Pages 978 and 979, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Rodney Thomas and wife, Lakisha Thomas by Deed dated March 31, 2004 from Elizabeth E. Triplett, unmarried, recorded April 23, 2004, in Instrument Number 20040423-0046519, Register's Office for Davidson County, Tennessee.

The said Rodney Thomas and Lakisha Thomas having since divorced pursuant to the Final Decree of Divorce filed in the Fourth Circuit Court for Davidson County, Tennessee as Docket No. 16D-1876.

The property address is: improved property located at 2009 Leatherbury Court, Antioch, TN 37013
This CONVEYANCE is made subject to any and all plats, easements, restrictions, and other matters of record.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $ 35,000.00

Subscribed and sworn to before me this the 11th day of January, 2021.

Affiant

My commission expires: 9-2-2021 (Affix Seal)

Notary Public

TENNESSEE NOTARY PUBLIC SUMNER COUNTY DANA KEY

Witness my hand this 11th day of January, 2021.

By:

Rodney Thomas

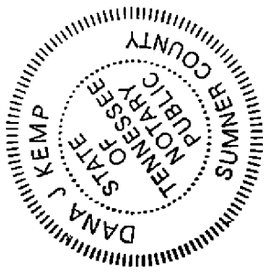
Lakisha Thomas

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 11th day of January, 2021, before me personally appeared **Rodney Thomas and Lakisha Thomas,** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of January, 2021.

Notary Signature
My commission expires: 3-2-2021



True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY