Karen Johnson Davidson County
Batch# 555973 DEEDQC
01/19/2021 11:20:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210119-0007722

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive,
Building 200, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

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

Affiant Signature

Subscribed and sworn to before me on this the 12 day of January, 2021.

Notary Public
My Commission expires:

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

NAME AND ADDRESS OF PROPERTY OWNER:
Matthew Grady Thomas and Katherine Cox
381 Barrywood Dr., Nashville, TN 37211

SEND TAX BILLS TO:
Current Owner

MAP AND PARCEL NUMBER: 14612016800

QUITCLAIM DEED

20NT03487

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Kenneth L. Thomas and Brenda D. Thomas, husband and wife

By these presents do remise, release and **QUITCLAIM** unto

Matthew Grady Thomas and Katherine Cox, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 2 Hogan & Barrywood per plat 20190619 0059168. Record in Book 2330, page 90, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth L. Thomas, Brenda D. Thomas and Matthew G. Thomas, by Quitclaim Deed from Kenneth L. Thomas and Brenda D. Thomas, dated 05/06/2020 and recorded 05/07/2020 as Document 20200507-0047690, and corrected by Scrivener's Affidavit dated 07/10/2020 and recorded 07/13/2020 as Document 20200713-0076345, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 381 Barrywood Dr., Nashville, TN 37211

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this _____ day of January, 2021.

Kenneth L. Thomas

Brenda D. Thomas

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Kenneth L. Thomas and Brenda D. Thomas** the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this _____ day of January, 2021.

MITCHELL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

Notary Public
My Commission expires:

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Courtney Jacks **a notary public for this county and state,** Jill Neely **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: 5/7/2024

Notary's Seal (If on paper)

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024