Karen Johnson Davidson County
Batch# 580144 DEEDQC
03/01/2021 09:57:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210301-0025168

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: Better Settlement Services, LLC
600 W Germantown Pike, Suite 450, Plymouth Meeting, PA 19426

Reference Number: BSS-TN-RF-690280

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Tyler J. and Margaret Thompson	Tyler J. and Margaret Thompson	10310011800
5605 Vine Ridge Drive	5605 Vine Ridge Drive	
Nashville, TN 37205	Nashville, TN 37205	

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, TYLER JAMES THOMPSON also known as TYLER J. THOMPSON and MARGARET THOMPSON formerly known as MARGARET ELEANOR FIKE, now husband and wife, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto TYLER J. THOMPSON and MARGARET THOMPSON, husband and wife, as tenants by the entirety with right of survivorship, hereinafter referred to as "Grantee", whose mailing address is: 5605 Vine Ridge Drive, Nashville, TN 37205, 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:

Being Lot No. 25 on the Plan of Section Two of Brookside Courts Addition No. 4, of record in Plat Book 1835, Page 114, in the Register's Office for Davidson County, Tennessee, to which Plan reference id hereby made for a more complete description of the property.

Tax ID No.: 10310011800

BEING the same property conveyed to Grantor herein by Deed recorded Instrument No. 20190521-0047644, 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 5605 Vine Ridge Drive, Nashville, TN 37205.

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 11 day of December, 2020.

Tyler Thompson
TYLER JAMES THOMPSON also known as
TYLER J. THOMPSON

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that TYLER JAMES THOMPSON also known as TYLER J. 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 11 day of December, 2020.

Notary Public
My Commission expires: 3-6-2024

SOPHIE BRANSFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 11 day of December, 2020.

Margaret Thompson
MARGARET THOMPSON formerly known as MARGARET ELEANOR FIKE

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that MARGARET THOMPSON formerly known as MARGARET ELEANOR FIKE, 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 11 day of December, 2020.

Notary Public
My Commission expires: 3-6-2024

SOPHIE BRANSFORD
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.

Tyler Thompson
TYLER J. THOMPSON

Margaret Thompson
MARGARET THOMPSON

Subscribed and sworn to before me this 11 day of December, 2020

Notary Public
My Commission expires: 3-6-2024

SOPHIE BRANSFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Christine Joachim, 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 PA
County of Montgomery

Personally appeared before me, Michael Estelle, a notary public for this county and state Christine Joachim who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY SIGNATURE

My Commission Expires 3-19-2023
Notary's Seal

Commonwealth of Pennsylvania - Notary Seal
Michael R. Estelle, Notary Public
Montgomery County
My commission expires March 19, 2023
Commission number 1347499