Karen Johnson Davidson County
Batch# 582297 DEEDQC
03/02/2021 03:12:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210302-0026922

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 Day of February, 2021.

Notary Public

MY COMMISSION EXPIRES: 11-26-2022
(AFFIX SEAL)

BARBARA COLLINS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY
My Commission Expires Nov. 26, 2022

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title of Tennessee, LLC
1602 W. Northfield Blvd., Ste 2,
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Albert P. Thomas IV and Lauren K. Focht	**Cardinal Financial Company, Limited Partnership**	
(NAME) **647C James Ave.**	**P.O. Box 961292**	**90 8 K 1.00**
(ADDRESS) **Nashville, TN. 37209**	(ADDRESS) **Fort Worth, TX. 76161-0292**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **Albert P. Thomas IV, an unmarried man and Ronald A. Hellstern, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **Albert P. Thomas IV, an unmarried man and Lauren K. Focht, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit C of "James Avenue Townhomes Amended", as shown on Exhibit "F" of the Declaration of Covenants, Conditions and Restrictions for "James Avenue Townhomes" of record in Instrument Number 2016080-0082111, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Albert P. Thomas IV, an unmarried man and Ronald A. Hellstern, a married man, by Warranty Deed from MMA, LLC, a Tennessee Limited Liability Company of record in Instrument 20170629-0065676, Register's Office for Davidson County, Tennessee, dated June 26, 2017 and recorded on June 29, 2017.

The purpose of this deed is to add Lauren K. Focht to title.

This conveyance is further subject to (1) applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐
This is improved X property, known as **647C James Ave. Nashville, TN. 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 19 Day of February, 2021.

Albert P. Thomas IV

STATE OF Tennessee

COUNTY OF Davidson

I, Barbara Collins, a Notary Public for the County of Davidson and State Tennessee, do hereby certify that **Albert P. Thomas IV** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 19 Day of February, 2021

Notary Public

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires Nov. 26, 2022

My Commission Expires: 11-26-2022

(SEAL)

RETURN RECORDED DOCUMENTS TO:

Cornerstone Title of Tennessee, LLC
1602 W. Northfield Blvd, Suite 2
Murfreesboro, TN. 37129
(615)203-3054

Witness my hand this 11th Day of February, 2021.

Ronald A. Hellstern

STATE OF

COUNTY OF

I, Adam Broughton, a Notary Public for the County of Tarrant and State of Texas, do hereby certify that **Ronald A. Hellstern** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 11 Day of February, 2021

Notary Public

ADAM BROUGHTON
Notary ID #128913069
My Commission Expires
September 30, 2024

My Commission Expires: 9/30/24

(SEAL)

RETURN RECORDED DOCUMENTS TO:

Cornerstone Title of Tennessee, LLC
1602 W. Northfield Blvd, Suite 2
Murfreesboro, TN. 37129
(615)203-3054

True Copy Certification

I, Jamie Mooney, 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 Rutherford

Personally appeared before me, Bianca Stanley notary public for this county and state, Jamie Mooney 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: 2/21/22
Notary' Seal (if on paper)

BIANCA STANLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY