Return to:

VYLLA, LLC
6200 TENNYSON PARKWAY, SUITE 110
PLANO TX 75024

Send Tax Notices to:
ANTHONY THOMAS
AND TAMMY COLEMAN
2100 14TH AVENUE NORTH
NASHVILLE,TN 37208

FILE NO. 101-10253918

Karen Johnson Davidson County
Batch# 627583 DEEDQC
05/03/2021 02:16:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210503-0059171

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
BC LAW FIRM, P.A. Prepared By: 1803 S KANNER HWY, STUART, FL 34994
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ANTHONY THOMAS AND TAMMY COLEMAN	ANTHONY THOMAS AND TAMMY COLEMAN	081 07 0 078.00
2100 14TH AVENUE NORTH NASHVILLE, TN 37208	2100 14TH AVENUE NORTH NASHVILLE, TN 37208	

FOR AND IN 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, **ANTHONY THOMAS AND TAMMY COLEMAN, WHO ERRONEOUSLY ACQUIRED TITLE AS TAMMY COLEMAN-THOMAS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **ANTHONY THOMAS AND TAMMY COLEMAN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE MAP OF THE SUBDIVISION OF LOTS NOS. 29 AND 30 IN OWEN'S BUENA VISTA PLAN OF LOTS, AS OF RECORD IN BOOK 57, PAGE 26, REGISTER'S OFFICE FOR SAID COUNTY, SAID PLAN BOOK 1, PAGE 84, CHANCERY COURT AT NASHVILLE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ANTHONY THOMAS AND TAMMY COLEMAN-THOMAS, HUSBAND AND WIFE FROM ANTHONY THOMAS, MARRIED IN DEED DATED 08/26/2019, RECORDED ON 09/09/2019 AS INSTRUMENT NO. 20190909-0090803 IN THE RECORDER'S OFICE OF DAVIDSON COUNTY, TENNESSEE.

Property known as, 2100 14TH AVENUE NORTH, NASHVILLE, TN 37208

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 my hand this 23 day of OCT, 2020

x Anthony Thomas
ANTHONY THOMAS

x Tammy Coleman
TAMMY COLEMAN

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Louis Nosakhare Ogiemudia Sr of the state and county mentioned, personally appeared **ANTHONY THOMAS AND TAMMY COLEMAN,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

LOUIS NOSAKHARE OGIEMUDIA SR
(seal)
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
Printed Name: Louis Nosakhare Ogiemudia Sr
My Commission Expires: 09-06-22

VALUATION AFFIDAVIT

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

Tammy Coleman Anthony Thomas
Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 23 day of OCT, 20 20

Notary Public
My commission expires: 09-06-22

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, Being Lot No. 1 On The Map of The Subdivision of Lots Nos. 29 and 30 in Owen's Buena Vista Plan of Lots, As of Record in Book 57, Page 26, Register's Office For Said County, Said Plan Book 1, Page 84, Chancery Court At Nashville, To Which Reference is Hereby Made For A More Complete Description.

Tennessee Certification of Electronic Document

I, Auburn R Carnegie, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 Allegheny

Personally appeared before me, Jennifer L. Lander, a notary public for this county and state,
Notary's Name

Auburn R Carnegie, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 10/17/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241
00569731