Karen Johnson Davidson County
Batch# 655553 DEEDQC
06/11/2021 03:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210611-0079275

THIS INSTRUMENT PREPARED BY:

GLENN S. MACBETH, Attorney at Law
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:

Steven Thomas
3511 Oakleigh Cove
Murfreesboro, TN 37129-0841

SEND TAX BILLS TO:
NEW OWNERS

THIS INSTRUMENT HAS BEEN 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 GATEWAY TITLE SERVICES, LLC, AND ITS ATTORNEYS, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL. WHEN EXECUTED THIS DOCUMENT SHOULD BE PROMPTLY RECORDED IN THE REGISTER OF DEEDS OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED.

QUITCLAIM DEED

(Map 092-10-0G; Parcel 003.00-CO)

THIS INSTRUMENT made and entered into on this the 7th day of June, 2021, by and between, **LANI STEVEN THOMAS, a married man,** ("Grantor"), and **STRP 28th Ave N 528, LLC,** ("Grantee");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor conveys, transfers, releases, relinquishes, and quitclaims unto Grantee, Grantee's heirs and assigns, all Grantor's right, title and interest in and to the following described real estate, to wit:

LAND in Davidson County Tennessee, being Unit No. 3, HOMES AT 2720 DELAWARE, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170830-0089367, as amended by first amendment in Instrument No. 20190226-0017401 and by second amendment in Instrument No. 20190304-0019721, in the Register's Office of Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said first amendment to the Declaration, together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Lani Steven Thomas, a married man, by Warranty Deed dated June 3, 2021 from H&M Properties, LLC, a Tennessee Limited Liability Company, recorded June 10, 2021, in Instrument Number 20210610-0078304 in the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to such limitations, restrictions and encumbrances as may affect the premises.

THIS is improved property known as 528 28th Avenue North, Nashville, TN 37209.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her signature on this the 7th day of June, 2021.

Lani Steven Thomas

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lani Steven Thomas, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 7th day of June, 2021.

Notary Public

My Commission Expires: April 19, 2025

J. KASEY TALBOTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $0.

Affiant

Sworn to and subscribed before me this 7th day of June, 2021.

Notary Public

My Commission Expires: April 19, 2025

J. KASEY TALBOTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN

File No.: GTS1-2021-305/
6M-2021-38

True Copy Certification

I, Jenah Gunter, 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, Mary Fugitt, a notary public for this county and state, Jenah Gunter, 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: 8-19-23

Notary' Seal (if on paper)

