QUITCLAIM DEED

STATE OF TN, COUNTY OF Davidson

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

Affiant

Subscribed and sworn to me on August 9, 2021.

NOTARY PUBLIC

My Commission Expires: 11-6-24

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

PATRICIA S HILL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 06, 2024

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Linda A. Thomas and Gareth D. Gastley Jr. 3152 Country Meadow Rd. Antioch, TN 37013	Linda A. Thomas and Gareth D. Gastley Jr. 3152 Country Meadow Rd. Antioch, TN 37013	150 07 0 111.00

KNOW ALL MEN BY THESE PRESENTS that Linda A. Dean, now known as Linda A. Thomas, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Linda A. Thomas and Gareth D. Gastley Jr., joint tenants with full right of survivorship, hereinafter called **"GRANTEES,"** their successors and assigns, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 103 on the Resubdivision of Lots 102 and 103 of The Country, Section 4A of record in Book 5190, Page 392 and in Book 5200, Page 139, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Linda A. Dean and John W. Thomas by Quitclaim Deed from Linda Beeson Dean dated November 22, 2010 and recorded on December 2, 2010 in Instrument No. 20101202-0096061, Register's Office for Davidson County, Tennessee. John W. Thomas has since died.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on 4 August, 2021

Linda A. Dean, now known as Linda A. Thomas

STATE OF Tennessee

COUNTY OF Davidson

On August 4th, 2021, before me personally appeared Linda A. Dean, now known as Linda A. Thomas, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 4th August, 2021.

Karen Johnson Davidson County
Batch# 694006 DEEDQC
08/10/2021 01:24:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210810-0107754

NOTARY PUBLIC

My Commission Expires: 2/25/2025

MIRANDA ROSE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Certificate of Authenticity

I, John Cobb Rochford, 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 on August 4, 2021.

Signature

August 4, 2021

State of Tennessee

County of Davidson

Personally appeared before me, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on August 4, 2021.

Notary's Signature

My Commission Expires: 09-07-21

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY