QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00.

Affiant

Subscribed and sworn to me on August 18, 2021.

NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

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 OWNERS:	SEND TAX BILLS TO:	MAP – PARCEL #
Frances Laurine Thicklin 716 Rowan Drive Nashville, TN 37207	SAME AS NEW OWNER	081 14 0 145.00

KNOW ALL MEN BY THESE PRESENTS that, Frances Laurine Thicklin, 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, **Frances Laurine Thicklin and Michael Birdsong,** hereinafter called **"GRANTEES,"** their successors and assigns, their entire right, title and interest in and to certain tract of land in Davidson County, Tennessee described as follows:

Being Lot No. 65 on the Revised Plan of Fisk Park, of record in Book 2331, page 114, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 65 fronts 50 feet on the east side of 24th Avenue North and runs back between parallel lines 125 feet to a dead line.

Being the same property conveyed to Lawrence A. Wilson and wife, Johnnie B. Wilson by Warranty Deed from AJAX DEVELOPMENT COMPANY, of record in Book 2599, page 437, Register's Office for Davidson County, Tennessee. The said Lawrence A. Wilson died on October 14, 2000. The said Johnnie B. Wilson died on November 6, 2000. Frances Laurine Thicklin, is the heir at law of Johnnie B. Wilson. See Affidavits of Heirship, of record in Instrument Nos. 20210713-0094130, 20210713-0094131, and 20210713-0094132, Register's Office of Davidson County, Tennessee.

This property is improved property known as 1506 24TH AVE N, Nashville, Tennessee 37208.

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 August 18, 2021.

Karen Johnson Davidson County
Batch# 700329 DEEDQC
08/18/2021 11:33:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210818-0111753

Frances Laurine Thicklin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Before me personally appeared Frances Laurine Thicklin to me known, proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on August 18, 2021.

My Commission Expires: 11-8-2021

NOTARY PUBLIC

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 18, 2021.

Signature

August 18, 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 18, 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