Karen Johnson Davidson County
Batch# 700415 DEEDQC
08/18/2021 02:05:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210818-0111866

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Nicole M Green** ("Grantor"), a single woman , hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Nicole M Green, a single woman, and Mary Thomas, a single woman,** (Grantee), all of her rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of Treppard Heights, Section VII, as of record in Book 2900, Page 13, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Nicole M. Green, an unmarried person, by virtue of that certain Warranty Deed dated May 27, 2005, and being of record at Instrument No. 20050617-0069355 in the Register's Office of Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 10 day of **August, 2021.**

Nicole M Green

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Nicole M Green,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10 day of **August, 2021.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 10 day of **August, 2021.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

PROPERTY ADDRESS:	**3245 Hummingbird Dr** **Nashville, TN 37218**
TAX PARCEL NO.:	05913003800
PROPERTY OWNER: OWNER'S ADDRESS:	**Nicole M Green and Mary Thomas** **3245 Hummingbird Drive** **Nashville, TN 37218**
MAIL TAX BILLS TO:	**Owners at Property Address**

Certificate of Authenticity

I, HOLLY A MASON, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 10th, 2021.

Affiant Signature

8/10/21
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 10 day of August, 2021.

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25