Karen Johnson Davidson County
Batch# 715378 DEEDQC
09/14/2021 11:16:12 AM 1 pg
Fees: $12.00 Taxes: $0.00

20210914-0123009

QUITCLAIM DEED

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

STATE OF California COUNTY OF San Diego

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

Affiant

Subscribed and sworn to me on Aug 18, 2021.

NOTARY PUBLIC

My Commission Expires: 06/14/2023

SHANNON GABBOUR
COMM. #2291780
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
My Comm. Expires JUNE 14, 2023

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

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kenny Herman 441 Harding Place Unit A-7 Nashville, TN 37211	441 Harding Place Unit A-7 Nashville, TN 37211	147-3-A-7 CO

KNOW ALL MEN BY THESE PRESENTS that Timothy Darrell Thomas, hereinafter called "GRANTOR," for and in consideration of the sum of Ten ($0.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Kenny Herman, hereinafter called "GRANTEE," his 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 Unit No. A-7, on the plan of Harding Place Condominiums, according to the Master Deed of record in Book 6104, Page 725, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 5200, Page 571, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Timothy Darrell Thomas by Warranty Deed from Gordon Baker and Julia Baker dated October 3, 2019 and recorded on October 8, 2019 in Instrument No. 20191008-0102857, Register's Office for Davidson County, Tennessee.

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 08 18, 2021

Timothy Darrell Thomas

STATE OF California

COUNTY OF San Diego

On August 18th, 2021, before me personally appeared Timothy Darrell 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 18th August, 2021.

SHANNON GABBOUR
COMM. #2291780
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
My Comm. Expires JUNE 14, 2023

NOTARY PUBLIC

My Commission Expires: June 14, 2023