This instrument prepared by:
Marjorie Kaup Haines, Esq., BPR#026345
PO Box 681493
Franklin TN 37068
615-818-6988

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN.

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Andrew P. Poklad	(NAME) Same as new owner	**103-04-O-122.00**
(STREET ADDRESS) 4410 Utah Avenue	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Nashville TN 37209	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **COURTNEY HEARN THOMPSON,** does hereby quitclaim and convey unto **ANDREW P. POKLAD,** his successors and assigns, all of her right, title and interest, if any, in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot 11 of Block 2 on the Map of a part of Sylvan Park of record in Book 332, page 104, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Andy Poklad by deed of record in Instrument #20070131-0012967, Register's Office, Davidson County, Tennessee, and to Andrew P. Poklad and Courtney Hearn Thompson, husband and wife, by deed of record in Instrument #20200527-0054460, said Register's Office.

Property commonly known as 4410 Utah Avenue, Nashville, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Davidson **The actual consideration for this transfer is $200,000.00**

Subscribed and sworn to before me this the 21 day of September 2021.

VICTORIA ROBLES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Affiant

Notary Public

My commission expires July 3, 2023
My Commission Expires July 3, 2023 (Affix Seal)

Karen Johnson Davidson County
Batch# 741654 DEEDQC
10/22/2021 11:50:09 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20211022-0142208

Witness my hand this 21 day of September, 2021.

Courtney Hearn Thompson

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee, this 21 day of September, 2021.

Notary Public
My Commission Expires: July 3, 2023

VICTORIA ROBLES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023