Karen Johnson Davidson County
Batch# 795637 DEEDQC
01/26/2022 11:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220126-0009426

QUITCLAIM DEED

36850

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Rachel M. Thomas 2200 Harding Place, Unit 8 Nashville, Tennessee 37215	**130 08 0A 008.00**	**Same as Owner**
This instrument prepared based upon information provided by the parties without a title search by: Lindsay N. Sales, Esq. 214 Second Avenue North, Suite 103, Nashville, Tennessee 37201		

The actual consideration or value, whichever is greater, for this transfer is $0.00, in accordance with the conditions of the Final Decree of Divorce entered by the Fourth Circuit Court of Davidson County, Tennessee.

RACHEL M. THOMAS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this

the 10 day of Jan., 2022.

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

NOTARY PUBLIC

My Commission Expires: _____

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00), in accordance with the conditions of the Final Decree of Divorce entered by the Fourth Circuit Court of Davidson County, Tennessee, **BRIAN J. THERIAC** ("Grantor"), by these presents, does hereby quitclaim and convey unto **RACHEL M. THOMAS**, a single woman ("Grantee"), her heirs and assigns, all of Grantor's right, title and interest in and to the following described land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit Nos. 7 & 8, on the Plan of 2200 Harding Place, according to the Master of Deed of record in Book 5971, Page 574 and corrected in Book 5989, Page 549 in the Register's Office for Davidson County, Tennessee, and more particularly described in Exhibit B of said Master Deed and being located on Lot No. 4 of the Plan of 2200 Harding Place of record in Plat Book 5200, Page 463, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Brian J. Theriac and Rachel M. Thomas (erroneously referred to as Rachael M. Thomas in the granting clause), husband and wife, by Walter Frontera and Aida L. Jimenez, by Warranty Deed recorded on November 21, 2016, in Instrument No. 20161121-0122269, in the Register's Office of Davidson County, Tennessee.

This is improved property known as:
2200 Harding Place, Unit 8, Nashville, TN 37215.

Legal description obtained from prior deed.

This conveyance is subject to any and all existing easements and encumbrances of record.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed on this the 29 day of Dec., 2021.

Brian J. Theriac

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BRIAN J. THERIAC**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed this instrument for the purposes herein contained.

Witness my hand and seal on this the 29 day of Dec., 2021.

NOTARY PUBLIC

My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 12/29/21

GEORGE E. MUDTER, JR.
Dated 12/29/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 12/29/21
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

