Karen Johnson Davidson County
Batch# 803772 DEEDQC
02/10/2022 03:13:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220210-0015778

Record and Return to:
Fidelity National Title Group
6500 Pinecrest Drive, Suite 600
Plano, TX 75024

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221		Jill Christine Bader and David Joseph Thompson 1220 Villa Place Nashville, TN 37212

Order Number: FE-130043-TN

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Jill Christine Bader, married to David Joseph Thompson,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Jill Christine Bader and David Joseph Thompson, Wife and Husband,** whose address is 1220 Villa Place Nashville, TN 37212, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 13 on the plan of George I. Waddey's resubdivision of Lot 28, O. B. Hayes' Rokeby Addition, as of record in Plat Book 421, Page 141, Register's office for Davidson county.

Said Lot No. 13 fronts 50 feet on the Easterly side of Villa Place and runs back between parallel lines 152 1/2 feet to an alley.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all matters shown on the Plan of record in Plat Book 421, Page 141, Register's Office for Davidson County, Tennessee.

Subject to all other easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 105-5-3.00
Street address of property: 1220 Villa Place, Nashville, TN 37212

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20170127-0009264, in the Register's Office, Davidson County, Tennessee.

Signed this 26 day of January, 2022.

Signature of Grantors:

Jill Christine Bader

David Joseph Thompson

STATE OF TN, COUNTY OF Davidson ~~SS:~~

BE IT REMEMBERED That on this 26 day of January, 2022, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Jill Christine Bader and David Joseph Thompson known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, ~~I~~ have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

My Comm Exp 09/02/24

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Numbers: 105 05 0 003.00
Street address of property: 1220 Villa Place, Nashville, TN 37212

Oath of Consideration

I or we, Jill Christabel Baker David Joseph Thomas, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $10.00.

Signed this 26 day of January, 2022.

Signatures of Affiant(s):

Jill Christabel Baker David Joseph Thomas

Sworn and subscribed before me this 26 day of January, 2022.

Notary Public

My Comm Exp 8/02/24

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON

202202100015778

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 13 ON THE PLAN OF GEORGE I. WADDEY'S RE-SUBDIVISION OF LOT 28, O. B. HAYES' ROKEBY ADDITION, AS OF RECORD IN PLAT BOOK 421, PAGE 141, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

SAID LOT NO. 13 FRONTS 50 FEET ON THE EASTERLY SIDE OF VILLA PLACE AND RUNS BACK BETWEEN PARALLEL LINES 152 1/2 FEET TO AN ALLEY.

Parcel ID:105 05 0 003.00

Commonly known as 1220 Villa Place, Nashville, TN 37212
However, by showing this address no additional coverage is provided

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Warranty Deed recorded in Instrument: 20170127-0009264 in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, ASHLEY MARCHAND, 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 1/26/2022 (date of document).

Affiant Signature

2/1/2022
Date

State of TEXAS

County of COLLIN

Sworn to and subscribed before me this 2ND day of FENRUARY, 2022.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

