QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF February, 2022

Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(AFFIX SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/07/2023
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
REBEKAH THERESA THOMAS, MATTHEW BRUCE GREEN, NANCY THOMAS AND MICHAEL THOMAS	**Same**	**118-09-0-218.00**
(NAME)	(NAME)	
956 Draughon Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 811491 **DEEDQC**
02/25/2022 12:55:34 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220225-0021771

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

REBEKAH THERESA THOMAS AND MATTHEW BRUCE GREEN, WIFE AND HUSBAND ("GRANTOR")

HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

REBEKAH THERESA THOMAS AND MATTHEW BRUCE GREEN, WIFE AND HUSBAND, RETAINING AN 80% OWNERSHIP INTEREST, AND NANCY THOMAS AND MICHAEL THOMAS, WIFE AND HUSBAND, RETAINING A 20% OWNERSHIP INTEREST. ("GRANTEE")

THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 14 ON THE PLAN OF YEARWOOD SUBDIVISION, A PART OF THE NOEL ESTATES OF RECORD IN PLAT BOOK 1424, PAGE 48, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO REBEKAH THERESA THOMAS AND MATTHEW BRUCE GREEN, WIFE AND HUSBAND BY WARRANTY DEED FROM STEPHANIE NICHOLS RABY, UNMARRIED OF RECORD IN INSTRUMENT NO. 20210510-0062559, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

JH

This is **improved** property known as: **956 Draughon Avenue, Nashville, Tennessee 37204**

Witness our hands this the 18 day of February, ~~2021.~~ 2022 GL

REBEKAH THERESA THOMAS

MATTHEW BRUCE GREEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **REBEKAH THERESA THOMAS** 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, this the 18 day of February, ~~2021.~~ 2022 GL

Notary Public

My Commission Expires: 10/2/2023

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this the 18 day of February, ~~2021~~ 2022 GL

Notary Public

My Commission Expires: 10/2/2023

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023