Karen Johnson Davidson County
Batch# 816345 DEEDQC
03/07/2022 10:01:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220307-0025467

Prepared by/Return to: Mark B. Leedom, Esq. 636 Grassmere Park Drive Suite 130B Nashville, TN 37211	STATE OF TENNESSEE COUNTY OF Sumner The actual consideration or value, whichever is greater, for this transfer is $-0. Affiant Subscribed and sworn to before me, this 24th day of February, 2022. Notary Public My commission expires: 03/01/2025

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Milton R. Thomas, Trustee	New Owner	163050B10100CO
1303 Old Hillsboro Road		
Franklin, TN 37069		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, MILTON THOMAS, married, GRANTOR(S)", by these presents, does hereby quitclaim and convey unto MILTON R. THOMAS and AUDREY M. THOMAS, TRUSTEES OF THE THOMAS FAMILY IRREVOCABLE LIVING TRUST U/A/D JUNE 2, 2017, "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 101, a Horizontal Property Regime, Private Element, Phase II, Mill Park (formerly Hickory Hollow Townhomes), of record in Instrument No. 20000706-0066999, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Milton Thomas, married, by Warranty Deed from Mauris White and Crystal White, husband and wife, dated 8/6/21 of record in Instrument No. 20210810-0107646, Register's Office of Davidson County, Tennessee. Grantor herein makes oath that the within described property is neither his nor her spouse's and/or dependents' principal residence.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

This is improved property being designated as 5170 Hickory Hollow Parkway, Unit 223, Antioch, TN 37013.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 23 **day of** February, **2022.**

Milton Thomas

MILTON THOMAS

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Milton Thomas, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 23 **day of** February, **2022.**

My commission expires: 8·19·24

NOTARY PUBLIC

MEGAN SKEA MILLSAP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202203070025467

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 2/23/2022 (date of document).

Jennifer Russell
Affiant Signature

02/24/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 24 day of February 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

