Quitclaim Deed

Karen Johnson Davidson County
Batch# 829149 DEEDQC
03/25/2022 01:13:31 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20220325-0034898

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ _____, Affiant

Subscribed and sworn before me this the 25 Day of March, 2022. Patrick Cullom, Deputy Register

State of Tennessee
County of Davidson

The actual consideration for t

Barbara J. Thomas
Affiant

Subscribed and sworn to before me this the 24th day of March, 2022.

Shaquetta Lee
Notary Public

My Commission Expires: March 6, 2024

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
RYAN BEANE, ESQ.
3010 Poston Avenue
Franklin, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#
Shaundra D. Davis 2725 Buena Vista Pike Nashville, TN 37218	NEW OWNER	07006006100

KNOW ALL MEN BY THESE PRESENTS that **Barbara Jewell Thomas, unmarried**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever quitclaim unto **Shaundra D. Davis, unmarried**, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Taigan's Court, as of record in Book 69001, page 710, Register's Office, for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Barbara Jewell Thomas from Americo Properties, Inc. by Warranty Deed dated January 18, 1990 and recorded Januyary 25, 1990 in Book 8032, page 236, Register's Office for Davidson County, Tennessee.

GRANTORS RESERVE unto themselves and their heirs and devisees an easement for ingress and egress to their adjoining tract upon and along the existing driveway running along the northerly boundary of the property being conveyed herein. The conveyance of the adjoining tract by the Grantors or their heirs or devisees or the subsequent conveyance of Grantee's tract shall extinguish this easement.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

( ) unimproved
This is (X) improved property known as 2725 Buena Vista Pike, Nashville, TN 37218.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may effect the premises.

WITNESS my hand this the 24th of March, 2022.

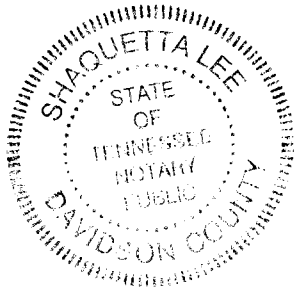
Barbara Jewell Thomas

State of Tennessee
County of Davidson

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

Witness my hand and seal, this the 24th day of March, 2022.

Shaquetta Lee
Notary Public
My Commission Expires:
March 6, 2024



JURAT

State of TN

County of Davidson } ss.

Subscribed and sworn to (or affirmed) before me this

24th day of March, 2022 by

Date *Month* *Year*

Barbara Jarrell Thomas

Name of Signer No. 1

Name of Signer No. 2 (if any)

Shaquetta Lee

Signature of Notary Public

DAVIDSON COUNTY SHAQUETTA LEE NOTARY PUBLIC STATE OF TENNESSEE

Place Notary Seal/Stamp Above

Any Other Required Information (Residence, Expiration Date, etc.)

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quit Claim Deed

Document Date: 3/24/2022 Number of Pages: 2

Signer(s) Other Than Named Above: _____

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