Karen Johnson Davidson County
Batch# 830656 DEEDQC
03/29/2022 02:04:23 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220329-0036349

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
John-David Thomas and Elizabeth C. Thomas 510 Fairfax Avenue Nashville, Tennessee 37212	Arvest Central Mortgage Company P.O. Box 8025 Little Rock, AR 72203-8025	Map 104-12 Parcel 185

This instrument prepared by: WALLER LANSDEN DORTCH & DAVIS, LLP, Stephen C. Baker, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this the 21st day of March, 2022.

NANCY LEE EASTERLING STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires JUNE 7, 2022

NOTARY PUBLIC
My Commission Expires: June 7, 2022

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, John-David Thomas, by his presents, does hereby quitclaim and convey unto John-David Thomas and wife, Elizabeth C. Thomas ("Grantees"), their heirs and assigns, all of his right, title and interest, in and to the following described land in Davidson County, Tennessee:

Certain Tract or Parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the northerly portion of Lot 50 on the Christopher and Kirkman Addition of Belmont Park as of record in Book 421, page 154, and described according to a disposition survey of Clarke and Rapunano Inc., dated November 20, 1974, as follows:

Beginning at an iron pin in the easterly margin of 19th Avenue South; thence with the margin of the same North 6 degrees 57 minutes 35" East, 45.12 feet to an iron pin at the beginning of a curve to the right having a radius of 46.5 feet a distance of 17.85 feet to an iron pin in the southerly margin of Alley No. 918; thence with the margin of said alley South 82 degrees 01' 25" East 132.02 feet to an iron pin at the beginning of a curve to the right having a radius of 10 feet a distance

of 15.54 feet to an iron pin in the westerly margin of Alley No. 920; thence with the margin of said alley South 7 degrees 01' 07" West, 38.58 feet to an iron pin; thence leaving said margin North 82 degrees 01' 25" West, 159.30 feet to the point of beginning.

Being the same property conveyed to John-David Thomas, by deed from Peter Connerth, an unmarried man, of record as Instrument No. 20201104-0129269, Register's Office for Davidson County, Tennessee.

This is improved property known as 1906 19th Avenue, Nashville, Tennessee 37212.

Pursuant to T.C.A. § 66-1-109, the express purpose of this deed is to create a tenancy by the entirety between the Grantees.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 9th day of March, 2022.

John-David Thomas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and seal, at office in Nashville, Tennessee, this the 9th day of March, 2022.

Notary Public
My Commission Expires: June 7, 2022

NANCY LEE EASTERLING
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires JUNE 7, 2022