AFTER RECORDING RETURN TO:
SILK ABSTRACT COMPANY
300 Centerville Road, Suite 304
Warwick, RI 02886
File No. R-224463-WCM

Karen Johnson Davidson County
Batch# 843135 DEEDQC
04/20/2022 11:57:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220420-0045764

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Map-Parcel No.: 061 10 0 120.00

QUITCLAIM DEED

THIS DEED made and entered into on this 1st day of April, 2022, by and between **MEGAN ROSE THOMAS, AN UNMARRIED WOMAN** a mailing address of 3855 Saunders Avenue, Nashville, TN 37216, hereinafter referred to as Grantor(s) and **MEGAN ROSE THOMAS, AN UNMARRIED WOMAN and CLAYTON PARKER, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** a mailing address of 3855 Saunders Avenue, Nashville, TN 37216, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 3855 Saunders Avenue, Nashville, TN 37216
TAXES WHICH HAVE BEEN PRO-RATED AS OF THE DATE OF CLOSING AND ASSUMED BY THE GRANTEE HEREIN.
Being the same property conveyed to Megan Rose Thomas from Cliorie W. Bradley in a Warranty Deed dated 10/29/2018 and recorded 10/30/2018 under Instrument Number: 20181030-0107320 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Megan Rose Thomas

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Megan Rose Thomas, the within named Grantor, 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 seal, at office in Tennessee, this 1st day of April, 2022.

Neco Thompson
Notary Public
My Commission expires: 05/05/2025

NECO THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires May 5, 2025

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Megan Rose Thomas

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 1st day of April, 2022

Neco Thompson
Notary Public
My Commission Expires: 05/05/2025

NECO THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires May 5, 2025

Name and address for person(s) responsible for taxes:

MEGAN ROSE THOMAS and CLAYTON PARKER
3855 Saunders Avenue
Nashville, TN 37216

Name and address of property owner:

MEGAN ROSE THOMAS and CLAYTON PARKER
3855 Saunders Avenue
Nashville, TN 37216

Exhibit "A"

Legal Description

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY 25 FEET OF LOT NO. 16 AND THE SOUTHERLY 66 FEET OF LOT NO. 17 ON THE MAP OF MAPLEWOOD HEIGHTS, OF RECORD IN BOOK 547, PAGES 77 AND 78, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PARTS OF SAID LOTS ADJOIN AND FRONT 91 FEET ON THE EASTERLY SIDE OF SAUNDERS AVENUE, AND EXTEND BACK BETWEEN PARALLEL LINES, 300 FEET TO A DEAD LINE ON WHICH THEY MEASURE 91 FEET.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

BEING THE SAME PROPERTY CONVEYED TO MEGAN ROSE THOMAS, UNMARRIED WOMAN FROM CLIORIE W. BRADLEY, UNMARRIED BY DEED DATED OCTOBER 29, 2018 AND RECORDED ON OCTOBER 30, 2018 AS 20181030-0107320.

Parcel ID Number: 061 10 0 120.00

Certificate of Authenticity

I, Caitlin Rich, 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 4/1/2022.

Date

Affiant Signature

4/6/2022

Date

State of Rhode Island

County of Kent

Sworn to and subscribed before me this 6 day of April, 2022.

Notary's Signature

My Commission Expires: 03/30/2024

Date

Notary's Seal (if on paper)

