Karen Johnson Davidson County
Batch# 847287 DEEDQC
04/28/2022 01:16:24 PM 1 pg
Fees: $12.00 Taxes: $0.00
20220428-0049349

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **BTJ INSURANCE INC.** ("Grantor"), a Tennessee corporation, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Keri Thomas and Bobby Thomas, Jr.,** (Grantee), wife and husband, all of its rights, title, and interests in the following described real property, to wit:

Being all of Lot No. 5, on the Plan of Section One, Dorhill Acres, according to plat and survey appearing of record in Plat Book 2330, Page 2, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **20151006-0101891** in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 28th day of **April, 2022.**

BTJ INSURANCE INC.

By Bobby Thomas, Jr., President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Bobby Thomas, Jr.,** , with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **President** of **BTJ INSURANCE INC.** and is authorized by to execute this instrument on behalf of **BTJ INSURANCE INC.**
by signing the name of **BTJ INSURANCE INC.** by himself as **President.**

WITNESS my hand and official seal at office this 28th day of **April, 2022.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/2/2023

LYNNETTE LAWHON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 28th day of **April, 2022.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/2/2023

LYNNETTE LAWHON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

PROPERTY ADDRESS:	**432 Bell Rd, Nashville, TN 37217**
TAX PARCEL NO.:	**149 08 0 033.00**
PROPERTY OWNER:	**Keri Thomas and Bobby Thomas, Jr.**
OWNER'S ADDRESS:	**9728 Turnbridge Ct, Brentwood TN 37027**
MAIL TAX BILLS TO:	**new owner**