AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280473660

Karen Johnson Davidson County
Batch# 892391 DEEDQC
07/22/2022 09:39:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220722-0083949

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 149020B04700CO

QUITCLAIM DEED

This deed is exempt from transfer tax pursuant to Sec. 67-4-409(a)(3)(A)(i).

THIS DEED made and entered into on this 16 day of July, 2022 by and between **Brittany McLamb Thompson F/K/A Brittany McLamb, a married woman who acquired title as unmarried, joined in execution by her spouse, and Aidan Thompson,** residing at 849 Bishopsgate Road, Nashville, TN 37013, hereinafter referred to as Grantor(s) and **Brittany McLamb Thompson and Aidan Thompson, a married couple, as tenants by the entirety,** residing at 849 Bishopsgate Road, Nashville, TN 37013, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 148 ON THE PLAN OF PICCADILLY SQUARE, PHASE II OF RECORD IN PLAT BOOK 6250, PAGE 92-94, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Property Address: 849 Bishopsgate Road, Nashville, TN 37013

Being the same property conveyed to Brittany McLamb, unmarried by Warranty Deed from LRW Holdings, LLC of Record in Instrument No. 20170124-0007516 Register's Office for Davidson County, Tennessee, dated January 23, 2017 and recorded on January 24, 2017.

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.

Brittany McLamb Thompson F/K/A Brittany McLamb

Aidan Thompson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Brittany McLamb Thompson F/K/A Brittany McLamb and Aidan Thompson, 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 Antioch, TN, this 16 day of July, 2022

Notary Public

My Commission expires: 09/02/2024

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Brittany McLamb Thompson
Affiant

Print Name: Brittany McLamb Thompson

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 16 day of July, 2022

Kimberly Kronick Worrall
Notary Public
My Commission Expires: 09/02/2024

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

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

Brittany McLamb Thompson and Aidan Thompson
849 Bishopsgate Road
Nashville, TN 37013

Name and address of property owner:

Brittany McLamb Thompson and Aidan Thompson
849 Bishopsgate Road
Nashville, TN 37013

Tennessee Certification of Electronic Document

I, Brittany McLamb Thompson, 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 7/16/22 (date of document).

Brittany McLamb Thompson
Affiant Signature

7/16/22
Date

STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me this 16 day of July, 2022

Kimberly Kronick-Worrall
Notary's Signature

My Commission Expires: 09/02/2024

NOTARY'S SEAL

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

Escrow No.:1280473660

EXHIBIT 'A'
LEGAL DESCRIPTION

All that certain real property situated in the County of Davidson, State of TN, described as follows:

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN THE CITY OF ANTIOCH, COUNTY OF DAVIDSON, STATE OF TENNESSEE, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 148 ON THE PLAN OF PICCADILLY SQUARE, PHASE II OF RECORD IN PLAT BOOK 6250, PAGE 92-94, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO BRITTANY MCLAMB, UNMARRIED BY WARRANTY DEED FROM LRW HOLDINGS, LLC OF RECORD IN INSTRUMENT NO. 20170124-0007516 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 23, 2017 AND RECORDED ON JANUARY 24, 2017

Assessor Parcel Number(s): 149020B04700CO

CERTIFICATE OF AUTHENTICTY

I, Amy J Gisbaugher, 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 07/16/2022.

Date

Amy J Gisbaugher

Affiant Signature

7-18-22

Date

STATE OF PENNSYLVANIA

COUNTY OF ALLEGHENY

Sworn to and subscribed before me this 18th day of July, 2022.

Deborah A Walenchok

Notary's Signature DEBORAH A WALENCHOK

My Commission Expires: 03/03/2024

Notary's Seal

Commonwealth of Pennsylvania - Notary Seal
Deborah A. Walenchok, Notary Public
Allegheny County
My commission expires March 3, 2024
Commission number 1173177
Member, Pennsylvania Association of Notaries