Name and Address of Owner:	Send Tax Bills To:	Tax Parcel ID Number:
Gregory Lee Thomas 102 Carriage Ct. Brentwood, TN 37027	Quicken Loans, Inc. 1050 Woodward Ave. Detroit, MI 48226	171-03-0A-209.00-CO

Karen Johnson Davidson County
Batch# 901912 DEEDQC
08/11/2022 09:07:17 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20220811-0091236

QUITCLAIM DEED

For and in good consideration of the sum of ten dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, we, GREGORY LEE THOMAS, RONALD L. THOMAS and KAY M. THOMAS (hereinafter referred to as "Grantors"), by these presents do hereby quitclaim, grant and convey all right, title and interest in the real property described herein below unto GREGORY LEE THOMAS (the "Grantee"), their successors and assigns, the following described tract of land in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 2 on the Plan of Townhomes of Fredericksburg, Phase Two, Section Five, of record in Plat Book 9700, Page 578, and revised in Instrument No. 200008040077800, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Ronald L. Thomas and Kay M. Thomas, husband and wife, by Warranty Deed from Marlene Peak, now known as Marlene Claxton, married, dated March 20, 2017, and recorded March 21, 2017, of record in Instrument Number 20170321-0027580, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marlene Peak by Warranty Deed from Antonio Dwight Beckham, unmarried, dated September 15, 2003, and recorded September 19, 2003, in Instrument Number 20030919-0138858, in the Register's Office for Davidson County, Tennessee. Spouse of Marlene Peak, now known as Marlene H. Claxton, never occupied the property.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 9700, Page578 and revised in Instrument No. 200008040077800, Plat Book 7900, page 509, Book 7798, Page 843, Book 8920, Page 65, as amended in Book 9500, Page 393, Book 9860, Page 840, Book 10126, Page 435, Book 10224, Page683, Book 10694, Page 541, Book 10774, Page945, Book 11550, Page 531, Book 11682, Page 75, Book 11682, Page 65, Instrument No. 20000718-0070558 and Instrument No.

20050705-0076596, Book 8920, Page 45, Book 11550, Page 554, Book 10126, Page 186, Book 10275, Page 959, amended in Book 10694, Page 539 and Book 10774, Page 999, Book 10774, Page 996, Book 10126, Page 489 and amended in Instrument No. 20150102-0000219, Book 10774, Page 938, Book 11550, Page 529, Book 8920, Page 40, Book 7993, Page269, Book 7851, Page712, Book 7358, Page 643, Book 9607, Page 431 and Book 10012, Page 756, Book 10854, Page134, Book 10126, Page 430, Book 10356, Page 920, Book 10709, Page 143, Instrument No. 20131021-0109635; Register's Office for Davidson County, Tennessee

This is improved property, commonly known as 102 Carriage Ct., Brentwood, TN 37027, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD said tracts of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs, successors and assigns, forever; and Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land on fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant bind itself, its heirs, successors and representatives, to warrant and forever defend the title to said land to said Grantee, its heirs, successors and assigns, against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all restrictive covenants and easements applicable to the above described property.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 14th day of July, 2022.

Gregory L. Thomas
GREGORY LEE THOMAS

Ronald L. Thomas
RONALD L. THOMAS

Kay M. Thomas
KAY M. THOMAS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Janet L. Layman, a Notary Public in and for said county and state, the within named GREGORY LEE THOMAS, the Bargainor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14 day of July, 2022.

Janet L. Layman
NOTARY PUBLIC

JANET L. LAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: March 7, 2023

STATE OF Virginia
COUNTY OF Amherst

Personally appeared before me, Terra Gilbert, a Notary Public in and for said county and state, the within named RONALD L. THOMAS, the Bargainor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Amherst (city), Virginia (state), this 5th day of August, 2022.

NOTARY PUBLIC

TERRA J. GILBERT
NOTARY PUBLIC
REG. #346232
MY COMMISSION EXPIRES 2/28/2025
COMMONWEALTH OF VIRGINIA

My Commission Expires: 2/28/2022

STATE OF Virginia
COUNTY OF Amherst

Personally appeared before me, Terra Gilbert, a Notary Public in and for said county and state, the within named KAY M. THOMAS, the Bargainor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Amherst (city), Virginia (state), this 5th day of August, 2022.

NOTARY PUBLIC

TERRA J. GILBERT
NOTARY PUBLIC
REG. #346232
MY COMMISSION EXPIRES 2/28/2025
COMMONWEALTH OF VIRGINIA

My Commission Expires: 2/28/2025

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $00.00.

Greg P. Thomas
AFFIANT

Subscribed and sworn to before me this the 14, day of July, 2022.

Janet L Layman
NOTARY PUBLIC

My Commission Expires: March 7, 2023

JANET L. LAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

This Instrument Prepared by:

Resurgam Law, PC
P.O. Box 120495
Nashville, TN 37212