This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 960883 DEEDQC
01/13/2023 09:15:52 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230113-0002955

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Chris Thomas Homes, LLC 9619 Deer Track Ct. Brentwood, TN 37027	SAME	072 09 0 128.00

I, **CHRIS THOMAS,** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **CHRIS THOMAS HOMES, LLC, a Tennessee limited liability company,** in and to the following tract of land in Davidson County, Tennessee described as follows:

> Land in Davidson County, Tennessee, being the Westerly half of Lot No. 7, on the Plan of Bush Spain's Subdivision of Pt. Zack, Stull Lands, as shown by plat of record in Plat Book 161, Page 129, in the Register's Office of Davidson County, Tennessee.
>
> Said part of said Lot No. 7 fronts 50 feet on the North side of Spain Avenue and runs back between parallel lines 165 feet to a dead line.
>
> Being the same property conveyed to Chris Thomas, married, by Warranty Deed from Constandina A. Markou, an unmarried woman, of record in Instrument No. 20211007-0134836, Register's Office for Davidson County, Tennessee.

Subject to all matters of record affecting the premises

This deed was prepared based on information provided by the parties and without the benefit of a title search.

This is improved property commonly known as: 1007 Spain Avenue, Nashville, TN 37216

IN WITNESS WHEREOF, I have hereunto set my hand on this the 12th day of January, 2023.

CHRIS THOMAS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHRIS THOMAS, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 12th day of January, 2023.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires 10/2/23

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

X
Affiant

Subscribed and sworn to before me, this the 12th day of January, 2023.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires 10/2/23

Notary Public