Karen Johnson Davidson County
Batch# 972409 DEEDQC
02/21/2023 10:06:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230221-0012056

QUITCLAIM DEED

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Karl Thomas

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 11/2/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert J. Notestine, III, Attorney at Law
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217
PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

File No.: 23-0079

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Karl Thomas, unmarried	New Owner	Map: 6916157
(NAME) 3400 Hydes Ferry Rd.	(NAME)	
(ADDRESS) Nashville, TN 37218	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

A.K. THOMAS, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO

KARL THOMAS, UNMARRIED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF OUR INTEREST IN IN THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE LOCATED IN DAVIDSON COUNTY, TENNESSEE:

LAND in Davidson County, Tennessee, being the easterly 7 feet of the southerly 140 feet of Lot No. 22 and the southerly 140 feet of Lot No. 23 on the Map of Ashton's Subdivision of the L.M. Lewis Farm in Bordeaux, Tennessee, of record in Book 421, Page 19, Register's Office for said County.

Said parts of Lots Nos. 22 and 23 front together 114 feet on the northeasterly side of Old Hydes Ferry Pike and run back between parallel lines with the northwesterly margin of Manchester Avenue, 140 feet to a dead line.

Being the same property conveyed to A.K. Thomas, unmarried, by deed from Leland D. Watts, married, of record in Instrument No. 20050708-0079243, dated July 7, 2005, Register's Office for said County.

This is improved property, known as 3400 Hydes Ferry Rd., Nashville, TN 37218
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 17th day of February, 2023.

A.K. 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 A.K. Thomas, 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 official seal this, 17th day of February, 2023.

Notary Public

My Commission Expires:

11/2/26

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Brittney Linville, 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 February 21, 2023.

(AFFIANT) – Brittney Linville

February 21, 2023
Date

ANITA LESTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me February 21, 2023.

My commission expires: 10/2/23

Notary Public