Name and Address of New Owner:
Quincy Lee Thomas
3223 Lincoln Ave., Nashville, TN 37218.

Send Tax Bills To:
Quincy Lee Thomas
3223 Lincoln Ave., Nashville, TN 37218.

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 07009014500

Karen Johnson Davidson County
Batch# 993207 DEEDQC
04/18/2023 02:46:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230418-0028543

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Larance B. Thomas ,** "the Grantors," convey and quitclaim unto **Quincy Lee Thomas,** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being a part of Lot. No. 10 on the Plan of H. E. Simpkins division of the Curtis Lands, of record in Book 547, page 39, shown as parcel A on a survey by D. E. Boner, Surveyor, dated October 29, 1963 as follows:
>
> Beginning on the southerly margin of Lincoln Avenue, at the line between Lots Nos. 8 and 10; thence with the line between said two lots South 32 degrees West 200 feet; thence Northwesterly 90 feet; thence Northwesterly 200 feet to the Southerly margin of Lincoln Avenue; thence with the same South 58 degrees East 90 degrees to the beginning.
>
> Being the same property conveyed to Larance Thomas and Quincy Thomas by deed from Instrument No 20210528-0072519, said Register's Office.
> Lawrance B Thomas and Lareance B Thomas are one and the same person
> This is improved property known as 3223 Lincoln Ave., Nashville, TN 37218.

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 17th day of April 2023

Larance B Thomas (SEAL)
Larance B Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of April 2023, before me personally appeared, Larence B Thomas to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17 day of April 2023.

Notary Signature
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 17 day of April 2023.

Notary Signature
My commission expires: 3/3/25

202304180028543

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 4/12/2023 (date of document).

Regina Sullo
Affiant Signature

4/17/2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 17 day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

