Karen Johnson Davidson County
Batch# 1063152 DEEDQC
10/20/2023 10:51:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231020-0082373

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF MONTGOMERY THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00 Affiant Taira Massey Notary My Commission Expires: 4/18/26 SUBSCRIBED AND SWORN TO BEFORE ME THIS: 10/19, 2023

TAIRA MASSEY NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

Address of New Owner: James B. Thacker 4025 Yoest Dr Nashville, TN 37207	Map – Parcel Number 041 08 0 020.00	Send Tax Bills To: SAME AS NEW OWNER

This instrument prepared by:
Transformation Title and Escrow
1811 Memorial Circle, Clarksville, TN 37043

Property Address:
4025 Yoest Dr. Nashville, TN 37207

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed as of the 19 day of October 2023, by **James W. Thacker, an unmarried person,** (the "Grantor"), **James B. Thacker, an unmarried person** (the "Grantee") WITNESSETH:

That Grantor does hereby quitclaim and convey unto Grantee all of Grantor's rights, title and interest, in and to certain realty situated in Davidson County, Tennessee, being bounded and described in **Exhibit A** attached hereto and incorporated here within.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

IN WITNESS WHEREOF, Grantor has executed this deed as of the day written first herein.

GRANTOR:

James W. Thacker

STATE OF Vermont :
COUNTY OF Franklin :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **James W. Thacker** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the October day of 19., 2023.

My Commission Expires:
01-31-2025.

NOTARY PUBLIC

JONATHAN SULHAM
NOTARY PUBLIC
State of Vermont
Commission Number
157.0008826

JONATHAN SULHAM NOTARY PUBLIC STATE OF VERMONT COMMISSION No. 157.0008826

Prepared without the benefit of a full title examination and no liability is assumed for any status in title or matters would be disclosed by such title examination. Pursuant to Tenn. Code Ann. § 66-24-121(a), the legal description is the same as in the previous deed of record.

Exhibit A- Legal Description

Land in Davidson County, Tennessee, Being Lot 18 on the Plan of Dalemere Subdivision, Section – 2, as of record in Book 2854, Page 133, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to James W. Thacker, an unmarried person and James B. Thacker, an unmarried person as tenants in common with right of survivorship, by Warranty Deed from Julia Lee, of record in Instrument No. 20080502-0045348, in the Register's Office of Davidson County, Tennessee, dated April 30, 2008 and recorded on May 02, 2008.

Certificate of Authenticity

I, Taira Massey, 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 October 19, 2023.

Date

Taira Massey

Affiant Signature

10-20-23

Date

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 20th day of October, 2023.

Notary's Signature

My Commission Expires: 04.18.2026

Date

Notary's Seal (if on paper)

KATLYN CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY