QUITCLAIM DEED



LB-QCD-23-813

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF December, 20 23.

Notary Public

MY COMMISSION EXPIRES: 5-5-25 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tamatha Sheneah Thomas and Nicholas Patrick Thomas	**New Owner**	
(NAME)	(NAME)	**175-2-B-154.00CO**
813 Lower Park Place		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TAMATHA S. THOMAS, FORMERLY KNOWN AS TAMATHA S. JONES, MARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **TAMATHA SHENEAH THOMAS AND NICHOLAS PATRICK THOMAS, WIFE AND HUSBAND** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Being all of Unit No. 2002 (Two Hundred Two) as shown on Exhibit B to the Supplemental Declaration of Covenants, Conditions and Restrictions and Master Deed of Old Hickory Commons, of record in Instrument Number 200811 17-0113467, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Tamatha S. Jones, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated May 10th 2012, recorded on May 17th, 2012, of record in Instrument No. 20120517-0042801, of the Register's Office of Davidson County, Tennessee.

Tamatha S. Jones having sinced married Nicholas Patrick Thomas and is now known as Tamatha S. Thomas. Tamatha S. Thomas is one and the same as Tamatha Sheneah Thomas.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **813 Lower Park Place, Antioch, Tennessee 37013**.

Karen Johnson Davidson County
Batch # 1080616 **DEEDQC**
12/11/2023 02:49:31 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20231211-0095481

Witness my/our hand(s) this the 8 day of December, 2023.

Tamatha S. Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 8 day of December, 2023.

Notary Public
My Commission Expires: 5-5-25
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212