Karen Johnson
Batch # 1099987
02/12/2024 08:31 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240212-0009451

This Instrument was prepared from information furnished by the parties without the benefit of a title examination.

This instrument prepared by:

Name:	Jeffrey S. Strickland, Esq.
Firm:	Strickland Law, PLLC
Address:	3200 West End Avenue, Suite 500 Nashville, Tennessee 37203
Phone Number:	615-739-6746

Address/Owners:	Send Tax Bills To:	Map Parcel
Martha A. Thuma, Trustee	Martha A. Thuma, Trustee	073 01 0 23600
3921 Moss Rose Drive	3921 Moss Rose Drive	
Nashville, Tennessee 37216	Nashville, Tennessee 37216	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar and 00/100 ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Martha A. Thuma ("Grantor"), does hereby convey and quitclaim unto Martha A. Thuma, Trustee, of the Martha A. Thuma Revocable Trust ("Grantee"), all rights, title and interest in and to the following described tract or parcel of land located in Davidson County, Tennessee, and more particularly as follows:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Moss Rose Heights Subdivision, Section 2, Extended of record in Plat Book 1424, Page 109, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

In accordance with Tennessee Code Annotated Section 66-24-121, the foregoing legal description is the same as in the previous deed of record.

Being the same property conveyed to Richard S. Thuma and Martha A. Thuma, Husband and Wife, by warranty deed from Van Richard Rice, II and Teresa Ellen Rice, Husband and Wife, of record as Instrument No. 20170816-0084123, Register of Deeds' Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description. Richard S. Thuma having died on March 7, 2023, leaving title vested solely to Martha A. Thuma.

This is improved property known as 3921 Moss Rose Drive, Nashville, Tennessee 37216.

This conveyance is made subject to the following:

1. All matters appearing on the Plan of record in Plat Book 1424, Page 109, Register's

Office of Davidson County, Tennessee.

2. Any and all existing easements and restrictions as shown of record not stated herein.

IN TESTIMONY WHEREOF, I have hereunto set my hands this 2nd day of February, 2024.

Martha A. Thuma

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the County and State aforesaid, appeared Martha A. Thuma, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 2nd day of February, 2024.

Notary Public

JEFF STRICKLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: September 2, 2024

I hereby swear or affirm that the actual consideration for this transfer is $0.00.

Martha A. Thuma

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 2nd day of February, 2024.

Notary Public

JEFF STRICKLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: September 2, 2024