Karen Johnson Davidson County
Batch # 1108483 DEEDQC
03/07/2024 10:43:23 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240307-0015883

This Instrument Prepared By and
When Recorded Please Return to:

John C. Bobbitt
101 Springhouse Ct., Suite 202
Hendersonville, TN 37075

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Daryl Thompson 4412 Enchanted Circle Nashville, TN 37218	NEW OWNER	71-8-138

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, **Ida J. Thompson, a single woman** "the Grantors," conveys and quitclaims unto **Daryl Thompson, a married man** "the Grantee," all of Grantors' interest in the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 147, on the Map of Section One, Joywood Heights, as shown on plat of record in Book 1130, Page 91, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 147 fronts 60 feet on the westerly side of Jones Avenue and extends back between parallel lines 200 feet to a dead line in the rear measuring 60 feet thereon.

Being the same property conveyed to Ida J. Thompson, a single woman, by Warranty Deed from Ron Lindish, a single man, dated December 29, 2000, and recorded on January 8, 2001, in Instrument No. 20010108-0002363, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, 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.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the ____ day of _____, 2024.

* Ida J. Thompson (SEAL)
Ida J. Thompson

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said State and County, **Ida J. Thompson**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 5th day of March, 2024.

Tonia Y Keys
Notary Public
My commission expires: 1.11.2026

TONIA Y. KEYS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1.11.2026
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value whichever is greater, for this transfer is **$0.00**.

(Affiant)

Notary Public My commission expires: _____

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires
9/27/2026