File No: 2000971071
Grantor's Loan No. 1002422589

Karen Johnson Davidson County
Batch# 1113961 DEEDQC
03/22/2024 10:24:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240322-0019977

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Cynthia Thomas, **Jack Murray Thomas Jr.**, and **Jackie Sue Hodge**, 2716 Lakeland Drive, Nashville, TN 37214

This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Tax Parcel Number: 096 09 0 075.00

QUITCLAIM DEED

Cynthia Thomas who took title incorrectly as Cynthia Thoma, married, ("Grantor"), of **2716 Lakeland Drive, Nashville, TN 37214**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims his/her/their interest to **Cynthia Thomas** and **Jack Murray Thomas Jr.**, wife and husband, **and Jackie Sue Hodge**, single, **all** as joint tenants with right of survivorship, ("Grantee"), whose tax mailing address is **2716 Lakeland Drive, Nashville, TN 37214,** with quitclaim covenants, the following described real estate:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 28, ON THE PLAN OF MARTINWOOD HEIGHTS, OF RECORD IN BOOK 2133, PAGE 63, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO 28 FRONTS 84.4 FEET ON THE NORTHERLY SIDE OF LAKELAND DRIVE AND RUNS BACK 218.6 FEET ON THE WESTERLY LINE AND 220.2 FEET ON THE EASTERLY LINE TO A DEAD LINE WHICH MEASURES 80.60 FEET THEREON.

Parcel ID: 096 09 0 075.00

Property Address is: 2716 Lakeland Drive, Nashville, TN 37214

BEING THE SAME PROPERTY CONVEYED TO CYNTHIA THOMA, MARRIED FROM PHILLIP JOHNSON AND WIFE, STEPHANIE JOHNSON, DATED 04/26/2016, RECORDED 04/28/2016, DEED INSTRUMENT # 20160428-0041361, COUNTY OF DAVIDSON, STATE OF TENNESSEE

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on March 15, 2024:

Cynthia Thomas who took title incorrectly as Cynthia Thoma

Cynthia Thomas who took title incorrectly as Cynthia Thoma

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Cynthia Thomas**, personally known to me, or has produced DL, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 15 day of March 2024.

Kimberly Kronick-Worrall
Notary Public

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Cynthia Thomas
Affiant

Subscribed and sworn to before me on this the 15 day of March, 2024.

Kimberly Kronick-Worrall
Notary Public

My Commission Expires: 09/02/2024

SEAL

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Amy Cox, 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 03/15/2024 (date of document).

Affiant Signature

03/20/2024
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 20 day of MARCH, 2024.

Notary's Signature

MY COMMISSION EXPIRES 5/4/2026

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Allegheny County
My commission expires May 4, 2026
Commission number 1223847
Member, Pennsylvania Association of Notaries