Karen Johnson Davidson County
Batch# 1118204 DEEDQC
04/03/2024 10:37:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240403-0023370

Prepared By:	When Recorded Return to:	New Owner Name and Tax Mailing Address:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	TranStar National Title 2301 W Plano Pkwy #105 Plano, Texas 75075 888-766-8500 File # 522803	Calvin Mason Thomas Jr .and Codosta Castanada Thomas 5009 Bonnahill Dr. Hermitage, TN 3776

Order Number: 522803 Exempt: TCA 67-4-409(a)(4)

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Calvin Mason Thomas Jr., a/k/a Calvin M. Thomas, divorced and remarried to Codosta Castanada Thomas,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Calvin Mason Thomas Jr. and Codosta Castanada Thomas, Husband and Wife,** as joint tenants with right of survivorship, whose address is 5009 Bonnahill Dr, Hermitage, TN 3776, all the Grantor(s) interest in the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 378 on the Plan of Hermitage Hills, Section V, of record in Book 3300, Pages 1 and 2, Register's Office for Davidson County, Tennessee.

Said Lot No. 378 fronts 82.5 feet on the southerly margin of Bonnahill Drive and runs back between lines measuring 153.23 feet on the westerly side and 150.0 feet on the easterly side to a dead line in the rear on which it measures 81.15 feet.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 074 16 0 107.00
Street address of property: 5009 Bonnahill Dr., Hermitage, TN 3776

Prior Instrument References by which Grantor(s) acquired title: Instrument Nos. 20001208-0120898 and 20020819-0099719 in the Register's Office, Davidson County, Tennessee.

The prior instrument recorded as Instrument No. 20020819-0099719 incorrectly conveyed the above described property from Dana Marie Thomas to Dana M. Thomas, instead of the intended Calvin M. Thomas. The said property was to be conveyed to Calvin M. Thomas pursuant to terms of the Final Decree filed in the Fourth Circuit Cour for Davidson County, Tennessee, Docket No. 02D-1790, a copy of which is recorded in the Davidson County Register's office as Instrument No. 202404030023369.

Signed this 22 day of March, 2024

Signature of Grantor(s):

Calvin Mason Thomas Jr., a/k/a
Calvin M. Thomas

Codosta Castanada Thomas
Codosta Castanada Thomas

STATE OF TN, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 22 day of March, 2024, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Calvin Mason Thomas Jr. a/k/a Calvin M. Thomas and Codosta Castanada Thomas known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public My Com Exp 09/02/24

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Number: 074 16 0 107.00
Street address of property: 5009 Bonnahill Dr., Hermitage, TN 37076

Oath of Consideration

Codorta Castanada Thomas & Calvin Mason Thomas Jr aka Calvin M Thomas

I or we, _____, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 10.00.

Signed this 22 day of March, 2024

Signatures of Affiant(s):

Codorta Castanada Thomas

Mason Thomas Jr. aka M Thomas

Sworn and subscribed before me this 22 day of March, 2024

Notary Public

My Com Exp 09/02/24

STATE OF TENNESSEE NOTARY PUBLIC
STATHOS DONNELL RANDOLPH
DAVIDSON COUNTY

EXHIBIT A – Legal Description

All that certain parcel of land situate in the City of Hermitage, County of Davidson and State of Tennessee bounded and described as follows:

LAND in Davidson County, Tennessee, being Lot No. 378 on the Plan of Hermitage Hills, Section V, of record in Book 3300, pages 1 and 2, Register's Office for Davidson County, Tennessee.
Said Lot No. 378 fronts 82.5 feet on the southerly margin of Bonnahill Drive and runs back between lines measuring 153.23 feet on the westerly side and 150.0 feet on the easterly side to a dead line in the rear on which it measures 81.15 feet.

Being the same property as transferred by deed dated 12/06/2000, recorded 12/08/2000, from Dannie Leo Gregory, Rodney Michael Gregory, Brenda Jo Linville, Anita Love and Maurice Hartman, to Calvin M. Thomas and wife, Dana M. Thomas, recorded as Instrument #: 20001208-0120898.

Tax ID: 074 16 0 107.00

Copy Certification

I, Chris Gaines, 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 03/22/2024 (date of document).

Affiant Signature

03/22/2024

Date

State of Texas

County of Collin

Sworn to and subscribed before me this 22 day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 03-01-2028

GENA STOFA
My Notary ID # 5832575
Expires March 1, 2028

Notary's Seal (if on paper)