Karen Johnson Davidson County
Batch # 1121175 DEEDQC
04/10/2024 10:18:49 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240410-0025410

QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ None

Subscribed and sworn before me the __ day of April 2024.

Affiant

NOTARY PUBLIC

My commission expires: 03-09-2027

RICHARD HEDGEPATH JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY: Richard Hedgepath, Attorney at Law, 810 Dominican Dr., Nashville, TN 37228 (615) 268-6575

NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
GINGER (HOLDER) THOMAS	Same	061 06 0 092.00
4123 Edwards Ave.		
Nashville, TN 37216		

FOR AND IN CONSIDERATION of ten dollars ($10.00) and for the express purpose of dividing property between spouses in a divorce action in the Circuit Court for Davidson County, Tennessee, docket #24D-130, pursuant to the Marital Dissolution Agreement filed in said divorce case, and for the purpose of conveying all my right, title, and interest in the subject real property to **GINGER (HOLDER) THOMAS**, I, **RICHARD HOLDER,** hereinafter referred to as Grantor, by these presents do hereby quitclaim, transfer and convey unto **GINGER (HOLDER) THOMAS**, hereinafter referred to as Grantee, her successors and assigns, all of my right, title, equity, and interest in and to the following described tract of land in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being the northerly 66 feet of lot No. 134 on the Plan of Maplewood Heights Subdivision of record in Plat Book 547, pages 77 and 78, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete discription of the property.
>
> Said part of Lot No. 134 fronts 66 feet on the westerly side of Edwards Avenue and extends back between parallel lines 300 feet to a dead line.

Being the same property conveyed to Ginger Holder and Richard Holder, Wife and Husband by warranty deed from Donna K. Ingram, of record as Instrument #20180627-0062130, Register' Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, and building setback lines of record.

This is the same description as in the previous deed of record.

This is improved property known as: **4123 Edwards Ave., Nashville, TN 37216**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my hand this 10th day of April 2024, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ginger Holder and Ginger (Holder) Thomas is one and the same person.

RICHARD HOLDER - Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this 10th day of April 2024.

NOTARY PUBLIC:

My commission expires: 03-09-2027

RICHARD HEDGEPATH JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.