This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22405-DJ

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 1121478 DEEDQC
04/10/2024 02:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240410-0025513

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

Affiant

Subscribed and sworn to before me, this the 5th day of April, 2024.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Caitlynn M. Thomas, Ryan Matthew Thomas, Laura Margaret Thomas, Daryl Martin Thomas 1411 Japonica Alley Hermitage TN 37076	New Owner	86-12-E-217.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **Caitlynn M. Thomas, an unmarried woman, and Laura Margaret Thomas and Daryl Martin Thomas, wife and husband, all as joint tenants with rights of survivorship** ("Grantor") do hereby quitclaim and convey unto **Caitlynn M. Thomas, an unmarried woman, Ryan Matthew Thomas, an unmarried man, Laura Margaret Thomas and Daryl Martin Thomas, wife and husband, all as joint tenants with rights of survivorship** ("Grantee"), their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being a certain private element unit situated in Davidson County, Tennessee, being Unit 217, together with the appurtenant interest in the common elements of Riverbrook, Phase 4, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established under the Declaration of Restrictive Covenants for Riverbrook, (including a horizontal property regime with private elements) of record in Instrument No. 20210701-0089420; as Amended and Restated in Instrument No. 20211112-0150682; and as further Amended and Restated in Instrument No. 20211207-0162045; as amended and supplemented in Instrument No. 20220118-0006984; Instrument No. 20220222-0019829; Instrument No. 20220701-0076393; Instrument No. 20220815-0092200; and in Instrument No. 20230602-0041731; as corrected in Instrument No. 20230726-0057583, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the Site-Plan attached as exhibit to the said Declaration, as amended and supplemented; and the Boundary Plat of record in Instrument No. 20230505-0033388, said Register's Office. The easements, including, but not limited to, all sewer, water, electrical, telephone and other utility easements, now or hereafter established over, through or upon the land embracing the regime and building thereon, the restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Riverbrook, provided in said Declaration, as amended and supplemented, together with the By-Laws appended thereto, the aforementioned Site-Plan, the Boundary Plan, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Caitlynn M. Thomas, an unmarried woman, and Laura Margaret Thomas and Daryl Martin Thomas, wife and husband, all as joint tenants with rights of survivorship, by Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation dated April 5, 2024, of record in Instrument No. 20240409-0025211, in the Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **1411 Japonica Alley, Hermitage, TN 37076**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of April, 2024.

GRANTOR:

Caitlynn M. Thomas

Caitlynn M. Thomas

Laura Margaret Thomas

Laura Margaret Thomas

Daryl Martin Thomas

Daryl Martin Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Caitlynn M. Thomas, Laura Margaret Thomas and Daryl Martin Thomas the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of April, 2024.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 04/05/2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 04/05/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5 **day of** April, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 5-7-2024

Notary's Seal (if on paper)

BRIA SAWYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-7-2024