QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

JM-AR-23-1015-305

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Terry Lynn Thomas and Kimberly M. Thomas, husband and wife	**NEW OWNER**	
(NAME)	(NAME)	**083-13-0B-305.00-CO**
1015 Fatherland St Apt 305,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TERRY LYNN THOMAS AND KIMBERLY M. THOMAS, WHO TOOK TITLE AS MICHELLE THOMAS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **TERRY LYNN THOMAS AND KIMBERLY M. THOMAS, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit Number 305, as shown on the revised condominium plat which is attached to the Second Amendment to the Master Deed of 37206 Building of record as Instrument No. 20061023-0131425 as re-recorded in Instrument No. 20061101-0135575 and subject to all terms and conditions of the Master Deed of record in Instrument No. 20051006-0120763, as amended, all of the Register's Office for Davidson County, Tennessee, to which plat reference is made for location of the above referenced unit.

Being the same property conveyed to Terry Lynn Thomas and Michelle Thomas, husband and wife by Warranty Deed from Jessica Kate Farmer, unmarried of record in Instrument No. 20230712-0053370, Register's Office for Davidson County, Tennessee.

This instrument is being executed for the purposes of updated the grantee's name in the change of title. The Said Michelle Thomas and Kimberly M. Thomas make reference to both one and the same individual.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1015 Fatherland St Apt 305, Nashville, Tennessee 37206**.

Karen Johnson Davidson County
Batch # 1129055 **DEEDQC**
04/30/2024 02:21:25 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20240430-0031476

Witness my/our hand(s) this the 5th day of April, 2024.

Terry Lynn Thomas

Kimberly M. Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 5th day of April, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 5th day of April, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206