Karen Johnson Davidson County
Batch# 1132282 DEEDQC
05/08/2024 08:43:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240508-0033759

PREPARED BY:

Eric. J. Scott, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer $ 0.00

ROBERT J. HAZARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires FEB. 28, 2026

AFFIANT

Subscribed and sworn to before me on this day, May 7, 2024.

Notary Public

My Commission Expires:

New Owner Address:
Thetford Family Trust
511 Colice Jeanne Rd
Nashville, TN 37221

Send Tax Bills To:
Same

Map-Parcel Number:
142-11-0-086.00

QUITCLAIM DEED

John M. Thetford ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Thetford Family Trust**, dated May 7, 2024 ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **May 7, 2024**.

John M. Thetford

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **John M. Thetford**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, May 7, 2024.

ROBERT J. HILLARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires FEB. 28, 2025

Notary Public

My Commission Expires

EXHIBIT A

Land in Davidson County, Tennessee, being Lot(s) 26, as shown on the map entitled Section Two Valley West, of record in Plat Book 3600, page 86, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John M. Thetford from Marta Schnelker, Executrix of the Estate of Brent L. Kiser, Deceased by deed of record in Instrument No. 20150323-0024735, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 511 Colice Jeanne Rd, Nashville, TN 37221.

CERTIFICATE OF AUTHENTICITY

I, Eric J. Scott, Esq., do hereby make oath that I am a licensed attorney and 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 May 7, 2024.

Affiant Signature

5/7/24
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, May 7, 2024.

Notary Public

My Commission Expires:

ROBERT J. HAZARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires FEB. 20, 2026