Karen Johnson Davidson County
Batch# 1183421 DEEDQC
09/18/2024 02:34:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240918-0072469

PREPARED BY:

Sophie L. Buntin, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

R. Keith Thetford
AFFIANT

Subscribed and sworn to before me on this day, September 18, 2024.

Courtney M. Hall
Notary Public

My Commission Expires:

COURTNEY M. HALL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 09-19-2027

New Owner Address:
Thetford Family Trust
6006 Johnson Chapel Road
Brentwood, TN 37027

Send Tax Bills To:
Same

Map-Parcel Number:
104-7-515

QUITCLAIM DEED

Robert Keith Thetford and wife, Kim V. Thetford as Tenants by the entirety (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Thetford Family Trust**, dated September 18, 2024 ("Grantee"), a joint revocable trust established by Grantor, 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, **September 18, 2024.**

Robert Keith Thetford

Kim V. Thetford

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Robert Keith Thetford and Kim V. 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 persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, September 18, 2024.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-19-2027

EXHIBIT A

Land in Davidson County, Tennessee being the easterly part of Lot No. 9 on the Plan of Scruggs Subdivision of the Burch Orchard Tract, of record in Book 57, page 114 Register's office for Davidson County, Tennessee.

Said easterly part of Lot No. 9 fronts 90-1/2 feet on the south side of Carlton (now Belcourt) Avenue, and runs back 139 feet more or less to an alley and shows 91 feet on said alley.

Being the same property conveyed to Robert Keith Thetford and wife, Kim V. Thetford as Tenants by the entirety from Donald R. Barrett, Jr., Trustee, by deed of record in Instrument No. 20151112-0115153, 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 2145 Belcourt Avenue, Nashville, TN 37212.

CERTIFICATE OF AUTHENTICITY

I, Sophie L. Buntin, 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 September 18, 2024.

Affiant Signature

9-18-24
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, September 18, 2024.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-19-2027