BOX #14

File #4882-3

QUITCLAIM DEED

Karen Johnson
Batch # 1187130
09/27/2024 09:21:51 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240927-0074932

State of Tennessee)
County of Davidson)

The actual consideration for this transfer is $ -0- .

Angel S Thomas
Affiant

Subscribed and sworn to before me, this the 20th day of September, 2024.

Jessica D Puckett
Notary Public

My commission expires: Sept 8th 2026

(AFFIX SEAL)

JESSICA D. PUCKETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Richard W. Money	**"New Owner"**	**13316024100**
4842 A Jonquil Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Richard W. Money, unmarried and Angel S. Thomas, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Richard W. Money, unmarried, as to a life estate for the remainder of his natural life, with remainder to Angel S. Thomas, a married woman and Brandi B. Money, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Division of the M. D. Hale Property, of record in Book 6050, Page 191, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Richard W. Money, unmarried, as to a life estate for the remainder of his natural life, with remainder to Angel S. Thomas, a married woman, by Quit Claim Deed dated July 11, 2017, in Instrument No. 20170713-0070372, Register's Office for Davidson County, Tennessee.

FURTHER BEING the same property conveyed to Denise R. Money, unmarried, by Warranty Deed dated January 6, 1992, from Dan L. Johnston, unmarried, of record in Book 8526, Page 861, Register's Office for Davidson County, Tennessee (the marital status of Denise R. Money being shown therein incorrectly). The said Denise R. Money, also known as Denise Rives Money, died intestate on May 25, 2017. Richard W. Money, Brandi B. Money, and Angel S. Thomas were determined to be the sole heirs-at-law by Affidavit of Heirship of record in Instrument No. 20170713-0070371, said Register's Office.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF ANGEL S. THOMAS' SPOUSE.

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

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF ATTORNEYS TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

This is improved property, known as: **4842 A Jonquil Drive, Nashville, TN 37211**.

Witness ~~my~~/our hand(s) ~~this~~ 18th day of **September, 2024.**

Richard W. Money

Angel S. Thomas

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 W. Money, unmarried** 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 18th day of **September, 2024.**

My Commission Expires: 10/20/2026

NATALIE A MCKEE
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON

Notary Public

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 **Angel S. Thomas, a married woman** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of **September, 2024.**

My Commission Expires: Sept 20, 2026

JESSICA D. PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public