Karen Johnson Davidson County
Batch# 1198619 DEEDQC
10/30/2024 10:45:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241030-0083449

THIS INSTRUMENT PREPARED BY:
Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Brandon Thornberry 718 McFerrin Avenue Nashville, TN 37206	New Owner	Part of 05202027800

THIS QUITCLAIM DEED IS BEING FILED FOR THE PURPOSE OF REESTABLISHING THE BOUNDARY BETWEEN LOT 2 AND LOT 3.

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Brandon Thornberry, a married man**, by these presents does hereby quitclaim and convey unto **Brandon Thornberry, a married man**, his heirs, successors and assigns, all his right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 3, Block A, on the Revised Map of Rainbow Terrace, of record in Plat Book 1130, Page 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Brandon Thornberry, a married man, by Warranty Deed from Alfredo Arroyo and Ana Franco de Arroyo, husband and wife, of record in Instrument No. 20180404-0031565, Register's Office for Davidson County, Tennessee, dated March 30, 2018, and recorded on April 4, 2018.

This is part of improved property known as 563 Neelys Bend Road, Madison, TN 37115.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the
30th day of October, 2024.

Affiant

My commission expires: 3-3-25
(Affix Seal)

Notary Public

STEVE MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 23RD day of OCTOBER, 20 24.

Brandon Thornberry

Brandon Thornberry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brandon Thornberry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this the 23RD day of OCTOBER, 20 24.

Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on October 23. 2024.

Affiant Signature

28th day of October, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of October, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

