Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Karen Johnson Davidson County
Batch# 1202603 DEEDQC
11/07/2024 10:57:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241107-0086686

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Guilford F. Thornton, Jr. and Anna M. Thornton, Co-Trustees Thornton Family Revocable Living Trust 6230 Gardendale Drive Nashville, TN 37215	New Owner	1582001600

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Guilford F. Thornton, Jr. and wife, Anna M. Thornton**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Guilford F. Thornton, Jr. and Anna M. Thornton, Co-Trustees, Thornton Family Revocable Living Trust Agreement dated November 6, 2024** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Lot 1 of the Knestrick Subdivision, of record as Instrument No. 20000628-0064131 of the Register of Deed for Davidson County, Tennessee.

Being the same property conveyed to **Guilford F. Thornton, Jr. and wife, Anna M. Thornton**, by Quitclaim Deed dated January 22, 2013, from **Guilford F. Thornton, Jr. and Anna M. Thornton, Trustees of The 6230 Gardendale Trust**, recorded in Instrument No. 20130122-0007171, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **6230 Gardendale Drive, Nashville, TN 37215.**

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 6th day of November 2024.

Guilford F. Thornton, Jr.

Anna M. Thornton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Guilford F. Thornton, Jr.**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of November 2024.

Notary Public

My Commission Expires:
7/6/27

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 06 2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Anna M. Thornton**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of November 2024.

Notary Public

My Commission Expires:
7/6/27

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 06 2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 6th day of November 2024.

Notary Public

My Commission Expires:
7/6/27

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY-06-2027

Certificate of Authenticity

I, **Josh Tillman**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 6, 2024.

Affiant Signature

November 6, 2024

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 6th day of November 2024.

Notary's Signature

My Commission Expires: 8/19/28

Notary's Seal:

