Prepared by and Returnable to (After Recordation):
Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, Tennessee 37064

Karen Johnson
Batch # 1205569
11/15/2024 10:40:42 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20241115-0089124

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel Nos.:
5304 Patience Drive Smyrna, TN 37167	New Owner	149-15-0B-031.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, **MONICA THOMPSON, AN UNMARRIED WOMAN AND JOYA JONES, AN UNMARRIED WOMAN** hereinafter called **"GRANTORS,"** hereby quitclaims and conveys unto **CRT INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTEE,"** all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 101, as shown on the map entitled the Plan of Cambridge Forest Townhomes, of record as as Instrument No. 20020213-0018958, revised in Instrument No. 20020710-0083055, rerecorded in Instrument No. 20040224-0020966, 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 MONICA THOMPSON, AN UNMARRIED WOMAN AND JOYA JONES, AN UNMARRIED WOMAN by deed from CRT INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20240212-0009719, dated February 7, 2024, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property known as 1515 Bridgecrest Drive, Unit 101. Antioch, TN 37013.

The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description. This deed was prepared based upon the request and instructions of the Grantor and no legal or tax advice was given by the preparer.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 7th day of November, 2024.

Grantor:

Monica Thompson
Monica Thompson

Joya Jones
Joya Jones

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Monica Thompson and Joya Jones**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of November, 2024.

My Commission Expires: May 20, 2028

Notary Public

My commission expires: _____

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF

The actual consideration for this transfer is $0.00.

AFFIANT

Sworn to and subscribed before me, this 7th day of November, 2024.

My Commission Expires: May 20, 2028

Notary Public

My Commission Expires: _____

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY