Karen Johnson Davidson County
Batch# 1224856 DEEDQC
01/09/2025 10:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250109-0001914

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
Curtis J. Thorne and Heather N. Thorne 5017 Villa Crest Drive Nashville, TN 37220	Curtis J. Thorne and Heather N. Thorne 5017 Villa Crest Drive Nashville, TN 37220	145 08 0 027.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged we, CURTIS J. THORNE and HEATHER N. THORNE, by these presents do hereby quitclaim and convey unto CURTIS J. THORNE and HEATHER N. THORNE, husband and wife, all of our right, title and interest in that certain real property in Davidson County, Tennessee more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Villa Estates, as of record in Book 3600, page 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 110 feet pin on the northerly side of Villa Crest Drive and extends back 489.29 feet on the westerly line and 503.46 feet on the easterly line to a dead line, which is a broken line, measuring 361.09 feet thereon.

Being the same property conveyed to Curtis J. Thorne and Heather N. Thorne, as tenants in common, by deed of record as Instrument No. 20110916-0072174, Register's Office for Davidson County, Tennessee.

This is property known as 5017 Villa Crest Drive, Nashville, Tennessee.

[The remainder of this page intentionally left blank, see next page for signatures.]

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 9th day of December, 2024.

Curtis J Thorne
CURTIS J. THORNE

Heather Thorne
HEATHER N. THORNE

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Curtis J. Thorne and Heather N. Thorne, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 9th day of December, 2024.

Notary Public

My Commission Expires:
01-04-2027

REID ANTHONY MORESCHI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me
this 9th day of December, 2024.

Notary Public

My Commission Expires: 01-04-2027

REID ANTHONY MORESCHI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

46028967.2

Certificate of Authenticity

I, Lucretia Albert, 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 December 9, 2024.

Date

Lucretia Albert

Affiant Signature

12/17/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of December, 2024

Notary's Signature

My Commission Expires: 7-7-25

Date

Notary's Seal (if on paper)

JENNIFER R. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

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