Karen Johnson Davidson County
Batch# 1251964 DEEDQC
03/25/2025 12:06:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250325-0022273

Prepared By & Return To:
Highland Title, LLC
879 GreenLea Blvd Ste 102
Gallatin, TN 37066

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $ 0.

Affiant

Subscribed and sworn to before me, this 24 day of March, 2025.

Notary Public
My commission expires: 9/27/26

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
Thomas A. Faught and Kimberly Nicole Davis 207 Bryan House Dr. Goodlettsville, TN 37072	New Owner	01807010300

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof are hereby acknowledged, I, **Thomas A. Faught, an unmarried man** Grantor, by these presents, do hereby quitclaim and convey unto **Thomas A. Faught, an unmarried man and Kimberly Nicole Davis, an unmarried woman, tenants in common with right of survivorship,** hereinafter the Grantees, all of his right, title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Section One, Charleston Square Subdivision, of record in Book 4860, Pages 37 and 38, Register's Office for said County.

Said Lot No. 39 fronts 48.87 feet on the northerly margin of Bryan House Drive and extends back 141.9 feet on the easterly line and 157.0 feet on the westerly line to a broken line in the rear, measuring 219.1 feet thereon.

BEING the same property conveyed to Kevin B. Parker and wife Faye H. Parker by Warranty Deed from Robert Frank Brown and wife, Raylene L. Brown dated February 8, 1979 and recorded February 13, 1979 in Book 5394, Page 618, Register's Office of Davidson County, Tennessee. The said Kevin B. Parker died August 30, 2002, leaving Faye H. Parker as the remaining tenant. The said Faye H. Parker died June 8, 2019 and per her Last Will & Testament, she devised the property to Thomas A. Faught, filed in the Seventh Circuit Court for Davidson County, Tennessee on August 8, 2019 in Probate Docket Number 19P1384 in Instrument No. 20191114-0117746, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

This is improved property, known as: 207 Bryan House Drive, Goodlettsville, TN 37072

Witness my hand this 24th day of March, 2025.

Thomas A. Faught

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public for the above county and state, appeared **Thomas A. Faught,** personally known to me to be the person(s) described or who proved with satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, and seal, this the 24th day of March 2025.

Notary Public:

My Commission Expires: 9/27/26

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

The information contained herein was provided to the preparer by the grantor named herein. This instrument was prepared without the benefit of a title examination. The preparer has made no determination as to the status of title or the correctness of the information contained herein.

Certificate of Authenticity

I, **Brenda Huntsman**, 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 3/24/25.

Date

Brenda Huntsman

Affiant Signature

3/25/25

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 25th day of March, 2025.

Notary's Signature

My Commission Expires: 6/20/28

Date

Notary's Seal (if on paper)

MICHELE SANFORD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY