Karen Johnson Davidson County
Batch# 1272276 DEEDQC
05/13/2025 08:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250513-0037395

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF May, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2025

WG-QCD-25-1047

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Floyd Thomas and Donna Gayle Thomas, husband and wife	**Same as new owner**	
(NAME) **1047 Nesbitt Drive,**	(NAME)	**04201004100**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **FLOYD THOMAS,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **FLOYD THOMAS AND DONNA GAYLE THOMAS, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 55 on the Plan of Ozark Hills, as of record in Book 3700, Page 20, Register's Office for said County. Said Lot Number 55 fronts 150 feet on the Southerly side of Nesbitt Drive and extends back 358.3 feet on the Easterly line and 213.4 feet on the Westerly line, to a line in the rear on which it measures 208.8 feet.

Being the same property conveyed to Floyd D. Thomas, an Unmarried Man from Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America by Special Warranty Deed of record in Instrument Number 20121105-0101548 in the Registers Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1047 Nesbitt Drive, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 12 day of May, 2025.

Floyd Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FLOYD THOMAS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my/our hand(s) this the 12 day of May, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, 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 **5/12/2025** (date of document).

Affiant Signature

Date **5/12/2025**

State of New York

County of Clinton

Sworn to and subscribed before me this **12** day of **May**, 2**025**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027