Karen Johnson Davidson County
Batch# 1320260 DEEDQC
09/09/2025 12:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250909-0072037

QUITCLAIM DEED

BMG12-4030

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~7th~~ DAY OF ~~June, 2012~~. September, 2025

Notary Public

MY COMMISSION EXPIRES: 05/08/28

(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Drive, Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff Thorneycroft	Brand Mortgage Group	062050005.00
(NAME)	(NAME)	
4030 Brush Hill Rd	1255 Lakes Parkway Bldg 300, Ste 300	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37216	Lawrenceville, GA 30043	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Elizabeth L. Thorneycroft HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO Jeff Thorneycroft HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN Davidson COUNTY, STATE OF Tennessee, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 7 of Block 1, on the Plan of A. J. McGaughey's Haysboro Subdivision, of record in Plat Book 547, Pages 15 and 16, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeff A. Thorneycroft and wife, Elizabeth L. Thorneycroft by Deed from March Egerton of record in Instrument No. 20050907-0107561, Register's Office for Davidson County, Tennessee, dated August 11, 2005.

unimproved ( )

This is improved (X) property, known as 4030 Brush Hill Rd, Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Witness my/our hand(s) this 7th day of June, 2012.

Elizabeth L. Thorneycroft

STATE OF Tennessee
COUNTY OF Davidson

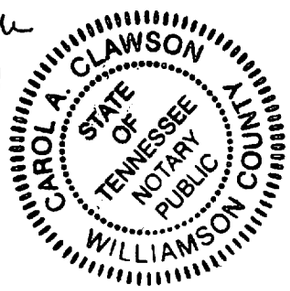
On this the 7th day of June, 2012, before me personally appeared Elizabeth L. Thorneycroft to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th day of June, 2012.

Carol A. Clawson
Notary Public

My Commission Expires: 3-17-14

(SEAL)



Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 September 9, 2025

Affiant Signature September 9, 2025

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 9th day of September, 2025.

Notary's Signature

