Karen Johnson Davidson County
Batch# 227749 DEEDQC
05/09/2019 09:55:21 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190509-0043486

This Instrument Prepared By:

Travenia A. Holden
Holden Law Office
1037 West Main Street, Suite C
Lebanon, TN 37087

QUITCLAIM DEED

ADDRESS OF NEW OWNER:
Willie J. Thomas Revocable Living Trust
213 Engel Ave
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Same

MAP/PARCEL NO.
Map & Parcel: 033 03 0B 012.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, WILLIE J. THOMAS, (hereinafter "Grantor") does hereby assign, transfer, convey and quitclaim unto THE WILLIE J. THOMAS REVOCABLE LIVING TRUST, (hereinafter "Grantee") an undivided interest in all rights, title and interest in real estate located in the 10th Councilmanic District of Davidson County, Tennessee, described as follows:

> Being Lot Number 55 on the Final Plat of Dry Creek Farms, Section 2, of record in Instrument Number 200404210045040, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Nationstar Mortgage LLC by Warranty Deed from Earline D. Mason dated December 20, 2010 and recorded December 29, 2010 In Instrument No. 20101229- 0103162, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Willie J. Thomas by Special Warranty Deed from Nationstar Mortgage dated September 22, 2011 and recorded October 3, 2011 In Instrument No. 20111003-0076495, Register's Office for Davidson County, Tennessee.

The Grantee shall have the sole, absolute, and uncontrolled power, discretion and authority to protect, conserve, sell, lease, encumber, gift or otherwise manage and dispose of the real property described above.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the above described property.

THIS PROPERTY IS TRANSFERRED "AS IS" WITH NO WARRANTY OF ANY TYPE

STATE OF TENNESSEE)
COUNTY OF WILSON)

The consideration for this conveyance, per T.C.A. 67-4-409(a)(3), is $-0-.

Willie J. Thomas
WILLIE J. THOMAS

SUBSCRIBED AND SWORN TO before me this 6th day of May, 2019.

Travenia A. Holden
NOTARY PUBLIC

TRAVENIA A. HOLDEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 3-17-2021

This is improved property located at 103 Vine Lane, Goodlettsville, TN 37072.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Willie J. Thomas
WILLIE J. THOMAS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said Wilson County, Tennessee, WILLIE J. THOMAS, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 6th day of May, 2019.

Travenia A. Holden
NOTARY PUBLIC

TRAVENIA A. HOLDEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 3-17-2021