Karen Johnson Davidson County
Batch# 227749 DEEDQC
05/09/2019 09:55:21 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190509-0043490

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: 018 11 0 008.00

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 a certain tract or parcel of land in Davidson County, Tennessee, described as follows: to-wit:

> LAND in Davidson County. Tennessee. being Lot No. 24 on the plan of Connell Estates, Section 2, of record in Book 2900, age 130. Register's Office for said County.
>
> SAID Lot No. 24 fronts 110.0 feet on the northwesterly margin of Engel Avenue and extends back 244.3 feet on the southeasterly line and 312.0 feet on the northwesterly line to a dead line in the rear, measuring 200.0 feet thereon.
>
> BEING the same property conveyed to John R. Walrond and wife. Pamela M. Walrond by deed from Old Hickory Credit Union of record in Book 8321, page 547. Register's Office for Davidson County. Tennessee.
>
> BEING the same property conveyed to Willie J. Thomas by Special Warranty Deed from John R. Walrond and spouse, Pamela M. Walrond dated February 8, 1994 and recorded on March 2, 1994 of record in Book 9264, Page 703. Register's Office for Davidson County. Tennessee.
>
> Description Reference: Described according to (or by reference to) the recorded subdivision Plan.
>
> The property herein conveyed is subject to restrictive covenants of record in Book 3180 Page 73 said Register's Office. and to the matters set forth in the referenced Plan of record and to any and all matters shown on the herein referenced Plan of record in said Register's Office.

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 213 Engel Ave, 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 WILSON)

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