Karen Johnson Davidson County
Batch# 227749 DEEDQC
05/09/2019 09:55:21 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190509-0043498

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: 061 05 0A 107.00

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 the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

ALL THAT CERTAIN PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS MORE FULLY DESCRIBED IN BOOK 8613 PAGE 35, IDENTIFICATION NUMBER 61.05.A-107, BEING KNOWN AND DESIGNATED AS LOT NUMBER 6, PLAN OF POPLAR GLEN, PHASE V, A PLANNED UNIT DEVELOPMENT FILED IN PLAT BOOK 7900, AT PAGE 67, RECORDED ON 01/31/1990.

BEING THE SAME PROPERTY CONVEYED TO CITIFINANCIAL SERVICES, INC., BY SUBSTITUTE TRUSTEE'S DEED DATED SEPTEMBER 10, 2013, AND RECORDED ON SEPTEMBER 13, 2013, IN INSTRUMENT# 20130913-0096722 IN THE REGISTER OF DEEDS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO WILLIE J. THOMAS BY TENNESSEE SPECIAL WARRANTY DEED FROM CITIFINANCIAL SERVICES INC., BY JESSICA HAM, IN HER CAPACITY AS CLOSING ANALYST FOR OLYMPUS ASSET MANAGEMENT, INC., A MAINE CORPORATION DATED NOVEMBER 6, 2013 AND RECORDED ON NOVEMBER 14, 2013 OF RECORD IN INSTRUMENT NO. 20131114-0117601, REGISTER' S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

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.

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 17th day of May, 2019.

TRAVENIA A. HOLDEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Travenia A. Holden
NOTARY PUBLIC

My Commission Expires: 3-17-2021

This is improved property located at 726 Maple Place, Nashville, TN 37206.

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 17th 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