Karen Johnson Davidson County
Batch# 227749 DEEDQC
05/09/2019 09:55:21 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190509-0043500

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:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Willie J. Thomas Revocable Living Trust 213 Engel Ave Goodlettsville, TN 37072	Same	Map & Parcel: 043 13 0 429.00

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:

THE REAL PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOTS NUMBER 9 OF THE RE-SUBDIVISION OF LOTS 37 AND 38 AND PART OF LOTS 39, 40 AND 41, BLOCK "I" ON THE PLAN FORRERST PARK SUBDIVISION AT MADISON, SECTION 2 AS OF RECORD IN PLAT BOOK 8250, PAGE 869, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOTS.

BEING THE SAME PROPERTY CONVEYED FROM KEVIN J. BAILEY AND DE'YUNA L. BAILEY (MARITAL STATUS NOT STATED) TO HSBC MORTGAGE SERVICES INC. BY DEED RECORDED JUNE 15, 2011, INSTRUMENT NO. 20110615-0045741 IN THE REGISTERS OFFICE OF DAVIDSON COUN'IY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO WILLIE J. THOMAS BY SPECIAL WARRANTY DEED FROM HSBC MORTGAGE SERVICES INC., DATED AUGUST 18, 2011 AND RECORDED ON AUGUST 31, 2011 OF RECORD IN INSTRUMENT NO. 20110831-0067597, 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 07 day of May, 2019.

Travenia A. Holden
NOTARY PUBLIC

My Commission Expires: 3-17-2021

TRAVENIA A. HOLDEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

This is improved property located at 620 Forrest Park Court, Madison, TN 37115.

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 07 day of May, 2019.

Travenia A. Holden
NOTARY PUBLIC

My Commission Expires: 3-17-2021

TRAVENIA A. HOLDEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY