Karen Johnson Davidson County
Batch# 227749 DEEDQC
05/09/2019 09:55:21 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190509-0043501

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: 041 16 0 070.00

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 A PART OF THE LAND IN DAVIDSON COUNTY, TENNESSEE MORE PARTICULARLY DESCRIBED IN BOOK 6912, PAGE 178, OF RECORD IN BOOK 6912, PAGE 178, OF RECORD IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE CONSISTING OF .27 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO CLARENCE DICKERSON, AN UNMARRIED PERSON, FROM NORA DICKERSON, AN UNMARRIED PERSON, BY QUITCLAIM DEED OF RECORD IN BOOK 9137, PAGE 221, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID CLARENCE DICKERSON HAVING SINCE DIED AND LEAVING THE FOLLOWING HEIRS-AT-LAW: MAY FRANCIS WARD OF NASHVILLE, TENNESSEE; JAMES DICKERSON OF NASHVILLE, TENNESSEE; BEN DICKERSON OF DETROIT, MICHIGAN. SAID HEIRS-AT-LAW ARE EVIDENCED BY VIRTUE OF AN AFFIDAVIT OF HEIRSHIP FILED IN BOOK 10528, PAGE 917, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO WILLIE J. THOMAS BY DEED FROM MARY FRANCIS WARD AND JAMES DICKERSON AND BEN DICKERSON DATED JUNE 16, 1997 AND RECORDED ON JUNE 19, 1997 OF RECORD IN BOOK 10528, PAGE 920, 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
NOTARY PUBLIC

My Commission Expires: 3-17-2021

TRAVENIA A. HOLDEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

This is improved property located at 1212 Ewing Creek Drive, Nashville, TN 37207.

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

My Commission Expires: 3-17-2021

TRAVENIA A. HOLDEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY