Karen Johnson Davidson County
Batch# 227749 DEEDQC
05/09/2019 09:55:21 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190509-0043503

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: 042 08 0 176.00

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 situated in Davidson County, State of Tennessee, described as follows, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 58, ON 1HE PLAN OF HERITAGE VIEW SUBDIVISION, SECTION ONE, OF RECORD IN PLAT BOOK 6900, PAGE 772, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO GRANTER BY SUBSTITUTE TRUSTEE'S DEED OF RECORD IN INSTRUMENT NO. 20110708-0052326, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO WILLIE J. THOMAS BY SPECIAL WARRANTY DEED FROM THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEBOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-14, DATED SEPTEMBER 12, 2011 AND RECORDED ON SEPTEMBER 27, 2011 OF RECORD IN INSTRUMENT NO. 20110927-0074805, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO (A) REAL PROPERTY TAXES; (B) ALL RESTRICTIVE COVENANTS, ZONING REGULATIONS, BUILDING RESTRICTIONS, EASEMENTS AND/OR SETBACK LINES RIGHTS FOR PUBLIC UTILITIES, OR OTHER GOVERNMENTAL REGULATIONS APPLICABLE TO THE PROPERTY DESCRIBED HEREIN, BUT EXCLUDING ANY COVENANTS CONDITIONS OR RESTRICTIONS OF RECORD THAT WOULD VIOLATE TITLE 42 USC 3604; (C) RESTRICTIVE COVENANTS AND ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 6900, PAGE 772, 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.

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 17 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 1533 Heritage View Blvd, 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 17 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