Karen Johnson Davidson County
Batch# 227749 DEEDQC
05/09/2019 09:55:21 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190509-0043504

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: 071 04 0 236.00

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, 78, ON THE PLAN OF SECTION 1, SHEPARDWOOD SUBDIVISION, OF RECORD IN BOOK 4175, PAGE 82 AND 83, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.
>
> BEING THE SAME PROPERTY CONVEYED TO MARCUS D. JACKSON, SR., UNMARRIED FROM MATTIE D. EDISON, WIDOW, BY VIRTUE OF WARRANTY DEED AS RECORDED ON JULY 25, 1995 IN BOOK 9739, PAGE 111 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
>
> BEING THE SAME PROPERTY CONVEYED TO WILLIE J. THOMAS BY WARRANTY DEED FROM MARCUS D. JACKSON, SR., MARRIED, DATED FEBRUARY 10, 2005 AND RECORDED ON FEBRUARY 16, 2005 OF RECORD IN INSTRUMENT NO. 20050216-0017787, REGISTER' S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

My Commission Expires: 3-17-2021

TRAVENIA A. HOLDEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

This is improved property located at 2607 Oakwood Ave, 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 6th 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