This Instrument Prepared By:

Law Office of
Frank G. Abernathy, PLLC
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Brentwood, TN 37027

After Recording Return To:

Law Office of
Frank G. Abernathy, PLLC
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Brentwood, Tennessee 37027
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Karen Johnson Davidson County
Batch# 730642 **DEEDQC**
10/05/2021 02:07:49 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20211005-0133878

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On this October 4, 2021, THE GRANTOR, **Lucille Collier Thomas,** a married person, for and in consideration of: One Dollar ($1.00), love and affection and other good and valuable consideration conveys, releases and quitclaims to the GRANTEE: **Malcolm DeMar Hogan,** my grandson, a single person born on October 23, 2000, and residing at 4829 Indian Summer Drive, Nashville, Davidson County, Tennessee 37207, my one-half undivided ownership interest (as a tenant in by the entirety with my spouse, Willie D. Thomas), in the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee. I understand that by this conveyance Malcolm DeMar Hogan will own a one-half undivided interest in the subject improved real property as a tenant in common with Willie D. Thomas, to wit:

Legal Description:

Being a tract of LAND in Davidson County, Tennessee, being Lot No. 339 on the Plan of Section Two, Bordeaux Hills, as of record in Book 3600, page 7, Register's Office for said County.

SAID Lot No. 339 fronts 66.5 feet on the northerly side of Snell Boulevard and extends back 124.08 feet on the easterly line and 145.07 feet on the westerly line, to a dead line in the rear, on which it measures 50.l feet.

BEING the same property conveyed to Willie D. Thomas and wife, Lucille Thomas by Warranty Deed from Lyndal Roberts, and wife, Margaret Roberts, of record in Book 4746, page 354, Register's Office for Davidson County, Tennessee.

THIS is improved real property, known as 1473 Snell Boulevard, Nashville, Tennessee 37218.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above-described property and premises to the Grantee, and to the Grantee's heirs and assigns forever, so that neither Grantor nor Grantor's heirs, legal representatives or assigns shall have, claim, or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Witness my hand this 4th day of October 2021.

Grantor's Signature:

Lucille Thomas

Lucille Collier Thomas
1473 Snell Boulevard
Nashville, Tennessee, 37218

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

On this 4th day of October 2021, before me personally appeared Lucille Thomas, also known as Lucille Collier Thomas, to me known to be or prove to me to be the person described in and who executed the foregoing Quitclaim Deed and acknowledged that she executed same as her free act and deed.

Notary Public

My commission expires July 20, 2024

SHERI MILLIMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Lucille Collier Thomas, the Affiant, hereby swears or affirms that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $1.00.

Affiant Name: Lucille Collier Thomas

Spousal Acknowledgement

I, Willie D. Thomas of 1473 Snell Boulevard, Nashville, Tennessee 37211, spouse of Lucille Collier Thomas, in accordance with the above Quitclaim Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property only as it relates to Lucille Collier Thomas's interest into said real property. **This acknowledgement does not convey my, Willie D. Thomas, interest in this property.**

Willie D. Thomas, Spouse

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

On this 4th day of October 2021, before me personally appeared Willie D. Thomas, to me known to be or who proved to me to be the person described in and who executed the above Spousal Acknowledgement as his own free act and deed.

Notary Public

My commission expires July 20, 2024

SHERI MILLIMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Tax Parcel Number: **#08012002500**

Mail Tax Statements To:

Willie D. Thomas and
Malcolm D. Hogan, JTIC
P.O. Box 280974
Nashville, Tennessee 37228

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0, Affiant
Subscribed and sworn before me this the
5 Day of October, 2021.
Brandi Wise, Deputy Register