This Instrument Prepared by:

The Law Offices of
LUVELL L. GLANTON, PLLC
915 Jefferson Street, 2nd Fl.
Nashville, TN 37208

ADDRESS OF NEW OWNER:
Law Office of Luvell Glanton
915 Jefferson St
2nd Floor
Nashville, TN 37208

SEND TAX BILLS TO:
Same

MAP-PARCEL NO.:
Map 0700090
Parcels 145.00

Karen Johnson Davidson County
Batch# 1053730 **DEEDQC**
09/25/2023 11 31 57 AM 3 pgs
Fees $17 00 Taxes $0 00

20230925-0075076

QUITCLAIM DEED
Trust by the Entirety

FOR GOOD AND VALUABLE CONSIDERATION of the sum of one dollar ($1.00), the receipt of which is hereby acknowledged, I, **THOMAS DECLUE, Trustee,**(Grantor), have this day bargained and sold and by these presents do hereby quit claim and convey unto **Lareance B. Thomas and Quincy Thomas** (Grantees) herein, as Joint Tenants with the right of survivorship all right, title and interest, in fee simple, in the following described real estate situated in Davidson County, Tennessee particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being a part of lot. No. 10 On the Plan of H.E. Simpkins division of the Curtis Lands, of record in Book 547, page 39, shown as parcel A on a survey by D. E. Boner, Surveyor, dated October 29, 1963 as follows:

Beginning on the southerly margin of Lincoln Avenue, at the line Between Lots Nos. 8 and 10: thence Northwesterly 90 feet; Thence Northwesterly 200 feet to the Southerly margin of Lincoln Avenue; thence with the same South 58 degrees East 90 degrees to the beginning.

Being the same property conveyed to Larance Thomas and Quincy Thomas by deed from Instrument No 20210528-0072519, said Register's Office.
Lawrance B. Thomas and Lareance B Thomas are one and the same Person
This is improved property known as 3223 Lincoln Ave., Nashville, TN 37218.

Being the same property conveyed to Quincy Lee Thomas by

deed from Instrument No 20230418-0028543, said Register's Office.
Being the same property conveyed to Thomas DeClue by deed from Instrument No._____, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights of way for public utilities of record.

This is property known as 3223 Lincoln Avenue, Nashville, Tennessee, Davidson County, Tennessee 37064.

IN WITNESS WHEREOF, I have hereunto set my signature, on this the 8th day of June, 2023.

Thomas DeClue
THOMAS DECLUE

Lareance B Thomas
LAREANCE B. THOMAS

Quincy Thomas
QUINCY THOMAS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 8th day of June, 2023, before me personally appeared **LAREANCE B. THOMAS and QUINCY THOMAS, the** Bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Jewell S Grimes
NOTARY PUBLIC
My Commission Expires: 1-4-2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 8th day of June 2023, before me personally appeared **THOMAS DECLUE, Trustee, the** Bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained

Jewell S Grimes
NOTARY PUBLIC
My Commission Expires: 1-4-2027

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater is ($1.00), which amount is equal to or greater than the amount the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT – Thom Decker

Sworn to and subscribed before me this
24 day of June 2023.

Jewell D. Grimes

NOTARY PUBLIC
MY COMMISSION EXPIRES: 1-4-2027