THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

No title search was performed in preparation of this Quitclaim Deed.

Karen Johnson Davidson County
Batch# 1073361 **DEEDQC**
11/20/2023 09:34:28 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20231120-0090089

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 17th day of November, 2023.

Notary Public

My Commission Expires: 5/7/2024

RYAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Thomason Joint Revocable Trust 4255 Harding Pike, #602 Nashville, TN 37205	New Owner	Map and Parcel No.: 103-16-0C-602.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **James Allen Thomason and now wife, Glenda Babcock-Thomason, formerly known as Glenda Babcock, as tenants in common with rights of surviorship** (hereinafter collectively referred to as the "Grantor") do hereby quitclaim, transfer and convey to **James A. Thomason and Glenda Babcock-Thomason, Co-Trustees of the Thomason Joint Revcocable Trust, dated September 22, 2023**, its heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being Unit No. 602 on the Plan of Wellington Arms Condominiums in Plat Book 5200, Page 316, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description together with the appurtenant interest in the common elements of Wellington Arms Condominiums, a horizontal property regime established by Master Deed and By-Laws of record in Book 5721, Page 241, and corrected in Book 5740, page 897, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Allen Thomason, an unmarried man, and Glenda Babcock, an unmarried woman, as tenants in common with rights of surviorship, by Warranty Deed from George E. Mock and wife, Kathleen M. Mock, dated September 16, 2022 and recorded on September 16, 2022 in Instrument No. 20220916-0103681, in

the Register's Office of Davidson County, Tennessee. James Allen Thomason and Glenda Babcock now married. Glenda Babcock now know as Glenda Babcock-Thomason.

This is improved property known as: **4255 Harding Pike, #602, Nashville, TN 37205.**

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of November, 2023.

James Allen Thomason

Glenda Babcock-Thomason, formerly known as Glenda Babcock

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James Allen Thomason** and **Glenda Babcock-Thomason**, formerly known as Glenda Babcock, 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.

Witness my hand, at Office, this 17th day of November, 2023.

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

Notary Public

My Commission Expires: 5/7/2024