"THIS DOCUMENT PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES AND NO TITLE SEARCH PERFORMED"

Address of New Owner:

Dora P. Thomas
610 Canterbury Trail
Mt. Juliet, TN 37122

Karen Johnson
Batch # 1152863
07/01/2024 09:00:09 AM
Fees: $32.00 Taxes: $0.00
Davidson County
DEEDQC
6 pgs
20240701-0049085

Send Tax Bills To:

Same as above

This instrument prepared by:

MICHAEL W. FERRELL
Attorney at Law
1000 Pleasant Grove Place
Mt. Juliet, TN 37122

Map/Parcel: See Exhibit "A"

Improved: X
Unimproved:

TRUSTEE'S DEED

WHEREAS, George L. Thomas III died on March 22, 2024, and

WHEREAS, George L. Thomas III was the Grantor and Trustee of a trust entitled the George L. Thomas III Revocable Trust ("the Trust") at the time of his death, and

WHEREAS, Dora P. Thomas is now the Trustee of the Trust, reference being made to Certificate of Trust of record in Instrument No. 20240614-0044579, Register's Office for Davidson County, Tennessee, and

WHEREAS, George L. Thomas III left a Last Will and Testament ("the Will"), duly probated in the Probate Court for Wilson County, Tennessee (Case No. 2024 PR 205) and of record in Instrument No. 20240603-0040981, Register's Office for Davidson County, Tennessee, and

WHEREAS, the Trust is the residuary beneficiary under Paragraph 5 of the Will, and

WHEREAS, Dora P. Thomas, as surviving spouse of George L. Thomas III, is designated as the distributee of the residue of the Trust estate, pursuant to Paragraph 7 of the Trust, and is also the Executor of the Estate of George L. Thomas III, and

WHEREAS, George L. Thomas III was seized and possessed of various interests in real property at the time of his death, which are included in his residuary estate pursuant to the provisions of the Will,

NOW THEREFORE, for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid to DORA P. THOMAS, Trustee of the George L. Thomas III Revocable Trust, and for the express purpose of carrying out the terms and provisions of the Will and the Trust, DORA P.

THOMAS, Trustee of the George L. Thomas III Revocable Trust does hereby quitclaim and convey unto DORA P. THOMAS, all right, title, and interest of the Trust in and to the following described properties:

The descriptions of the various properties herein quitclaimed and conveyed appear in **Exhibit "A"** attached hereto and incorporated herein by reference.

DORA P. THOMAS, Executor of the Estate of George L. Thomas III, joins in this instrument and does hereby quitclaim and convey unto DORA P. THOMAS all right, title and interest that the said Estate may have in and to the properties described in Exhibit "A".

WITNESS OUR HANDS, this 26 day of June, 2024.

Dora P. Thomas

DORA P. THOMAS, Trustee of the George L. Thomas III Revocable Trust

Dora P. Thomas

DORA P. THOMAS, Executor of the Estate of George L. Thomas, III

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public, in and for said County and State, the within named **Dora P. Thomas, Trustee of the George L. Thomas III Revocable Trust and as Executor of the Estate of George L. Thomas, III**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Mt. Juliet, Tennessee, this the 26th day of June, 2024.

Cassie A Karsten

Notary Public

My Commission Expires: 5.22.27

CASSIE A. KARSTEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 05-22-2027

STATE OF TENNESSEE
COUNTY OF WILSON

I hereby swear or affirm that the actual consideration for this transfer is -0-.

Affiant .

Subscribed and sworn to before me this the 26th day of June, 2024.

Notary Public

My Commission Expires: 5-22-27

CASSIE A. KARSTEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 05-22-2027

EXHIBIT "A"

PARCEL 1

Land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 78 on the Plan of the Revision of Lots 5, 9, 15,19, 22, 26, 28, 36, 44, 47, 63, 66, 70, 74, 78 and 102, Rachels Square, Section One and Two, as shown by plat of record in Plat Book 6250, Page 538-543 and amended in Book 6231, Pages 64 and 66, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to George L. Thomas III and Dora P. Thomas, as equal tenants in common, by deed of record in Instrument No. 20071015-0121916 , Register's Office for Davidson County, Tennessee. The said George L. Thomas died on March 22, 2024, leaving a Last Will and Testament of record in Instrument No. 20240603-0040981, Register's Office for Davidson County, Tennessee, leaving the George L. Thomas III Revocable Trust as sole beneficiary of his interest.

Being improved property known as 900 & 902 Rachels Trail, Hermitage, TN 37076

Map/Parcel: 75-11-156

PARCEL 2

Land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 70 & 74 on the Plan of the Revisions of Lots 5, 9, 15,19, 22, 26, 28, 36, 44, 47, 63, 66, 70, 74, 78 and 102, Rachels Square, Section One and Two, as shown by plat of record in Plat Book 6250, Page 538-543 and amended in Book 6231, Page 64 and 66, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to George L. Thomas III and Dora P. Thomas, as equal tenants in common, by deed of record in Instrument No. 20071015-0121915 , Register's Office for Davidson County, Tennessee. The said George L. Thomas died on March 22, 2024, leaving a Last Will and Testament of record in Instrument No. 20240603-0040981, Register's Office for Davidson County, Tennessee, leaving the George L. Thomas III Revocable Trust as sole beneficiary of his interest.

Being improved property known as 916 & 918 & 921 & 923 Rachels Place, Hermitage, TN 37076

Map/Parcel: 75-11-152

PARCEL 3

Land in Davidson County, State of Tennessee, described as follows:

Land in Davidson county, Tennessee, being all of Lot No. 75-A, on the plan of Rachel's Square, Section Two, Zone Lot Division, Lots 49-62, 64, 65, 67, 68, 69, 71, 72, 73, 75, 76, 77, 79, of record in Plat Book 6250, Page 541 amending Plat Book 6200, Page 106, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to George L. Thomas III and Dora P. Thomas, as equal tenants in common, by deed of record in Instrument No. 20110608-0043864, Register's Office for Davidson County, Tennessee. The said George L. Thomas died on March 22, 2024, leaving a Last Will and Testament of record in Instrument No. 20240603-0040981, Register's Office for Davidson County, Tennessee, leaving the George L. Thomas III Revocable Trust as sole beneficiary of his interest.

Being improved property known as 914 Rachels Place, Hermitage, TN 37076

Map/Parcel: 075 11 0 153.00

PARCEL 4

Land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 54-B of the Zone Lot Division of Lots 49 thru 69 and Lots 71, 72, 73, 75, 76, 77 and 79, Rachels Square, Section 2, as shown by plat of record in Plat Book 6250, Page 538-543, amending Plat Book 5200, Page 623-625, as amended in Book 6231, page 64 and 66, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said Lot.

Being the same property conveyed to George L. Thomas III and Dora P. Thomas, as equal tenants in common, by deed of record in Instrument No. 20070918-0111799, Register's Office for Davidson County, Tennessee. The said George L. Thomas died on March 22, 2024, leaving a Last Will and Testament of record in Instrument No. 20240603-0040981, Register's Office for Davidson County, Tennessee, leaving the George L. Thomas III Revocable Trust as sole beneficiary of his interest.

Being improved property known as 823 Rachel's View, Hermitage, TN 37076

Map/Parcel: 75-11-0-233

PARCEL 5

Land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 88B on the Plan of Zone Lot Division of Lots 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 103, 104, 105, 106 and 107 of Colony Downs formerly known as Rachel's Square, Section Two, as shown by plat of record in plat Book 6250, Page 542 of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to George L. Thomas III and Dora P. Thomas, as equal tenants in common, by deed of record in Instrument No. 20070918-0111798, Register's Office for Davidson County, Tennessee. The said George L. Thomas died on March 22, 2024, leaving a Last Will and Testament of record in Instrument No. 20240603-0040981, Register's Office for Davidson County, Tennessee, leaving the George L. Thomas III Revocable Trust as sole beneficiary of his interest.

Being improved property known as 4313 Baton Rouge, Hermitage, TN 37076

Map/Parcel: 75-11-262