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

Address of New Owner:

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

Send Tax Bills To:

Same as above

Karen Johnson
Batch # 1156235
07/10/2024 08:10:16 AM
Fees: $47.00 Taxes: $0.00
Davidson County
DEEDQC
9 pgs
20240710-0051531

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:

QUITCLAIM DEED

For and in consideration of the sum of One dollar ($1.00) cash in had paid to the undersigned, DORA P. THOMAS, and for other good and valuable considerations the receipt of which is hereby acknowledged, DORA P. THOMAS, a widow, does hereby quitclaim and convey unto Dora P. Thomas and Wendy Lenore Eakes, Co-Trustees of the DORA P. THOMAS REVOCABLE TRUST, all of her right, title, and interest 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.

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

Dora P. Thomas
DORA P. THOMAS

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,** 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



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.

Cassie A Karsten
Notary Public

My Commission Expires: 5-22-27



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 in which Dora P. Thomas acquired a one-half undivided interest by deed of record in Instrument No. 20071015-0121916, Register's Office for Davidson County, Tennessee and the remaining one-half undivided interest by deed of record in Instrument No. 20240701-0049085, said Register's Office.

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 in which Dora P. Thomas acquired a one-half undivided interest by deed of record in Instrument No. 20071015-0121915, Register's Office for Davidson County, Tennessee and the remaining one-half undivided interest by deed of record in Instrument No. 20240701-0049085, said Register's Office.

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 in which Dora P. Thomas acquired a one-half undivided interest by deed of record in Instrument No. 20110608-0043864, Register's Office for Davidson County, Tennessee and the remaining one-half undivided interest by deed of record in Instrument No. 20240701-0049085, said Register's Office.

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 in which Dora P. Thomas acquired a one-half undivided interest by deed of record in Instrument No. 20070918-0111799, Register's Office for Davidson County, Tennessee and the remaining one-half undivided interest by deed of record in Instrument No. 20240701-0049085, said Register's Office.

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 in which Dora P. Thomas acquired a one-half undivided interest by deed

of record in Instrument No. 20070918-0111798, Register's Office for Davidson County, Tennessee and the remaining one-half undivided interest by deed of record in Instrument No. 20240701-0049085, said Register's Office.

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

Map/Parcel: 75-11-262

PARCEL 6

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

Land in Davidson County, Tennessee, being Lot(s) No. 23B, as shown on the map entitled on the Plan of the Zone Lot Division of Lots 23, 24, 25, 27, 29, 30, 31, 32, 33, 34, 35, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46 and 48, Rachel Square, Section Two, of record in Plat Book 6250, page 540, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to George Thomas III and wife, Dora Thomas, by deed of record in Instrument No. 20080912-0093770, Register's Office for Davidson County, Tennessee. The said George L. Thomas died on March 22, 2024.

Being improved property known as 703 Rachel's Trail, Hermitage, TN 37076

Map/Parcel: 75-7-251

PARCEL 7

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

Lot Number 55-A of the Zone Lot Division of - Lots 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 64, 65, 67, 68, 69, 71, 72, 73, 75, 76, 77, 79, Rachel's Square, Section Two, as of record in Plat Book 6250, Page 541, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to George Thomas III and wife, Dora P. Thomas, by deed of record in Instrument No. 20110729-0058229, Register's Office for Davidson County, Tennessee. The said George L. Thomas died on March 22, 2024.

Being improved property known as 825 Rachels View, Hermitage, TN 37076

Map/Parcel: 07511013300

PARCEL 8

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

Land in Davidson County, Tennessee, being Lot 86-B on the Plan of Zone Lot Division, Lots 80-101, Lots 103-107, Rachel's Square, Section Two, of record in Plat Book 6250, Page 542, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to George L. Thomas III and wife, Dora P. Thomas, by deed of record in Instrument No. 20151123-0118219, Register's Office for Davidson County, Tennessee. The said George L. Thomas died on March 22, 2024.

Being improved property known as 4314 Baton Rouge Drive, Hermitage, TN 37076

Map/Parcel: 075-11-O-260.00

PARCEL 9

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

Land in Davidson County, Tennessee, being Lot 90-B, Rachel's Square Section Two, 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, as shown on Plat of record in Plat Book 5200, Pages 623, 624 and 625, amended in Plat Book 6050, Page 127 and Plat Book 6250, Page 542, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to George L. Thomas III and wife, Dora P. Thomas, by deed of record in Instrument No. 20200407-0036710, Register's Office for Davidson County, Tennessee. The said George L. Thomas died on March 22, 2024.

Being improved property known as 4305 Baton Rouge Drive, Hermitage, TN 37076

Map/Parcel: 07511026400

PARCEL 10

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

Land in Davidson County, Tennessee, being Lot No. 58-A, on the plan of Zone Lot Division - Lots 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 64, 65, 67, 68, 69, 71, 72, 73, 75, 76, 77, 79, Rachel's Square - Sec. Two, as shown on plat of record in Plat Book 6250, Page 541, amending Plat Book 5200, Pages 623-625, Register's Office for Davidson County, Tennessee, to

which plan 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 wife, Dora P. Thomas, by deed of record in Instrument No. 20140818-0074425, Register's Office for Davidson County, Tennessee. The said George L. Thomas died on March 22, 2024.

Being improved property known as 818 Rachels View, Hermitage, TN 37076

Map/Parcel: 07511013600

PARCEL 11

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

Land in Davidson County, being Lot No. 73B, Zone Lot Division of Lots 49-62, 64, 65, 67-69, 71-73, 75-77 and 79 of record in Plat Book 6250, Page 541, Rachel's Square, Section Two, Amending Plat Book 5200, Page 623, 624 and 625, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to George L. Thomas and wife, Dora P. Thomas, by deed of record in Instrument No. 20200124-0009096, Register's Office for Davidson County, Tennessee. The said George L. Thomas died on March 22, 2024.

Being improved property known as 920 Rachels Place, Hermitage, TN 37076

Map/Parcel: 075-011-0-249.00-000

PARCEL 12

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

Land in Davidson County, Tennessee, being Lot No. 101-B on the plan of Rachel's Square, Section Two as shown on plan of record of Zone Lot Division of Lots 80 thru 101, inclusive & Lots 103 thru 107, inclusive, in Book 6250, Pages 538-543, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to George L. Thomas III and wife, Dora P. Thomas, by deed of record in Instrument No. 20150318-0023400, Register's Office for Davidson County, Tennessee. The said George L. Thomas died on March 22, 2024.

Being improved property known as 1008 Rachels Square, Hermitage, TN 37076

Map/Parcel: 07511027500

PARCEL 13

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

Land in Davidson County, Tennessee, being Lot No. 91A, Rachel's Square Section Two, Lot Division, Lots 80-101 and 103-107, of record in Book 6250, Page 542, amending Book 6050, Page 124, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to George L. Thomas III and wife, Dora P. Thomas, by deed of record in Instrument No. 20200407-0036702, Register's Office for Davidson County, Tennessee. The said George L. Thomas died on March 22, 2024.

Being improved property known as 1009 Rachels Square, Hermitage, TN 37076

Map/Parcel: 07511016900

PARCEL 14

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

Land in Davidson County, Tennessee, being Lot No. 100-A of the Zone Lot Division of Lots Nos. 80 thru 101 and 103 thru 107, Rachel's Square, Section Two, as of record in Plat Book 6250, Page 542, amending Plat Book 6250, Page 538, and Book 5200, Page 625, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to George L. Thomas III and wife, Dora P. Thomas, by deed of record in Instrument No. 20160608-0057679, Register's Office for Davidson County, Tennessee. The said George L. Thomas died on March 22, 2024.

Being improved property known as 1014 Rachels Square, Hermitage, TN 37076

Map/Parcel: 07511017800

PARCEL 15

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

Land in Davidson County, Tennessee being all of Lot No. 55B Zone Lot Division of Lots 54, 55, 56, 57 and 58 of the Plan of Cabin Hill Subdivision, Section One, as shown in plat appearing in Plat Book 6250, Page 154, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to George L. Thomas and wife, Dora P. Thomas, by deed of record in Instrument No. 20160909-0095097, Register's Office for Davidson County, Tennessee.

The said George L. Thomas died on March 22, 2024.

Being improved property known as 2220 B Cabin Hill Drive, Nashville, TN 37214

Map/Parcel: 073-07-0-208.00

PARCEL 16

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

Land in Davidson County, Tennessee, being Lot No. 122 on the Map of Walnut Grove Subdivision, as of record in Book 2133, Page 87, Register's Office for Davidson County, Tennessee. Said Lot No. 122 fronts 90 feet on the northerly margin of Dearborn Drive and extends back between lines 352.1 feet on the westerly line and 362.1 feet along an irregular line on the easterly margin to a dead line in the rear measuring 93.2 feet thereon.

Being the same property conveyed to George Lee Thomas III and wife, Dora P. Thomas, by deed of record in Instrument No. 20160427-0041116, Register's Office for Davidson County, Tennessee. The said George L. Thomas died on March 22, 2024.

Being improved property known as 2212 Dearborn Drive, Nashville, TN 37214

Map/Parcel: 08414000700

PARCEL 17

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

Land in Davidson County, Tennessee being Lot No. 27A on the Plan of Rachel's Square Section Two, Zone Lot Division Lots 23, 24, 25, 27, 29, 30, 31, 32, 33, 34, 35, 37, 38, 39, 40, 41, 42, 43, 45, 46, and 48 of record in Book 5200, Page 623-625, amended in Book 6231, Page 64 and Book 6250, Page 5200, Page 623-625, amended in Book 6231, Page 64 and Book 6250, Page 540 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to George L. Thomas and wife, Dora P. Thomas, by deed of record in Instrument No. 20190910-0091389, Register's Office for Davidson County, Tennessee. The said George L. Thomas died on March 22, 2024.

Being improved property known as 105 Rachels Trail Court, Hermitage, TN 37076

Map/Parcel: 075-07-0-202.00