This Instrument Prepared by:
Kane & Crowell, PLLC
133 S. College St.
Lebanon, TN 37087
615-784-4800

From information furnished by the parties.

Karen Johnson Davidson County
Batch # 1191234 DEEDQC
10/09/2024 09:17:06 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20241009-0078324

The actual consideration or value
Whichever is greater for this
Transfer is NO MONETARY
CONSIDERATION

Affiant

STATE OF TENNESSEE)
COUNTY OF WILSON)

Sworn to and subscribed before me,
this the 24th day of September, 2024.

Bryson Eubanks, Notary Public
My Commission Expires: 12/07/2024

BRYSON EUBANKS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS OR ANY MATTERS RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND ANGEL KANE, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

ADDRESS OR NEW OWNERS:	SEND TAX BILLS TO:	MAP AND PARCEL:
M. Sue Thomas 806 Old Coach Place Hermitage, Tennessee 37076	M. Sue Thomas 806 Old Coach Place Hermitage, Tennessee 37076	064 12 0A 806.00

FOR NO MONETARY CONSIDERATION, I, **Rick R. Thomas,** by these presents do hereby quitclaim and convey all my right, title, and interest unto **M. Sue Thomas,** in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 806, on the Plan of Fox Run, First Revision – Part of Sec. 2, as established by the Mater Deed of record in Book 5535, Page 713; as corrected in Book 5895, Page 516; Book 5936, Page 301; Book 6370, Page 817;p and Book 8510, Pages 92 and 95, and as shown on the plan of record in Book 5200, Page 357, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rick R. Thomas and M. Sue Thomas, husband and wife, by Warranty Deed from Lillian H. Agee, unmarried, dated August 5, 2013, of record in Instrument No. 20130806-0082438, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 806 Old Coach Place, Hermitage, TN 37076.

Witness by my hand this the 24th day of September, 2024.

Rick R Thomas by
Mary Sue Thomas AIF

Rick R. Thomas

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

On the 24th day of September, 2024, personally appeared before me, Mary Sue Thomas, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument as attorney-in-fact, for Rick R. Thomas, and who acknowledged that as attorney-in-fact, she executed the same as the free act and deed of Rick R. Thomas.

Witness by my hand and official seal.

Bryson Eubanks

Bryson Eubanks, Notary Public
My Commission Expires: 12/07/2024

