Karen Johnson
Batch # 1208782
11/27/2024 09:05:46 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20241127-0092788

This Instrument prepared by and upon recordation return to:
THE BLAIR LAW FIRM
Attorneys at Law
1608 Westgate Circle, Suite 100
Brentwood, Tennessee 37027
(615) 953-1122

New Owner: Margaret Rebecca Thomas, Trustee
Margaret Rebecca Thomas Revocable Trust
811 Redwood Drive
Nashville, TN 37220

Send tax notice to: Margaret Rebecca Thomas, Trustee
Margaret Rebecca Thomas Revocable Trust
811 Redwood Drive
Nashville, TN 37220

Map and Parcel Nos. 75-8-66
75-9-130
133-2-68
160-2-34

QUITCLAIM DEED
NO CONSIDERATION/NO TITLE SEARCH

Prepared from information supplied by the parties. The preparer of this instrument makes no representations as to the status of the title of the property described herein.

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, **Margaret Rebecca Thomas**, unmarried, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Margaret Rebecca Thomas, Trustee of the Margaret Rebecca Thomas Revocable Trust** ("Grantee"), a revocable living trust under agreement dated May 19, 2022, Grantor's entire fifty percent (50%) interest in and to a certain real properties located in Davidson County, Tennessee, described more fully as follows:

See attached Exhibit A. Legal descriptions are taken from prior deed of record.

Being the same properties conveyed by trustee deed from Margaret Rebecca Thomas, Successor Trustee of the Joseph Francis Driscoll Revocable Trust to Margaret Rebecca Thomas, of record in Instrument No. 20241127-0092787, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on the 21st day of November, 2024.

Margaret Rebecca Thomas

Margaret Rebecca Thomas

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named bargainor, **Margaret Rebecca Thomas**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of November, 2024.

NOTARY PUBLIC

My Commission Expires:

JULIE T. MOSS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 21, 2025
COUNTY OF WILLIAMSON

EXEMPTION FROM TRANSFER TAX AND OATH OF VALUE

Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(vi), this transfer is exempt from transfer tax as a deed from a transferor to the transferor's or the transferor's spouse's revocable living trust and no oath of value is required in any transaction that is exempt from tax.

EXHIBIT A
LEGAL DESCRIPTIONS

Map and Parcel No. 75-8-166:

Land in Davidson County, Tennessee, being Lot No. 524 on the Plan of Tulip Grove Subdivision, Section 9, of record in Book 4675, page 135, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description of said lot.

This property is commonly known as 675 Frankfort Drive, Hermitage, Tennessee.

Map and Parcel No. 75-9-130:

Being Lot No. 155 on the plan of Hermitage Hills, of record in Book 2900, page 48 and 49, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

This property is commonly known as 251 Bonnacroft Drive, Hermitage, Tennessee.

Map and Parcel No. 133-2-68:

Being Lot No. 16 on the Plan of Pleasant View Subdivision, of record in Book 1130, page 43, Register's Office for Davidson County, Tennessee.

Said Lot No. 16, which is a corner lot, fronts 38.1 feet on the northerly margin of Thuss Avenue and fronts 128.9 feet, more or less, on the westerly margin of Wingate Avenue, said frontages being joined by a curve having a length of 32.3 feet, and extends back 50.7 feet on the northerly line and 150 feet on the westerly line to a point of intersection.

This property is commonly known as 230 Thuss Avenue, Nashville, Tennessee.

Map and Parcel No. 160-2-34:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Section Two Forest Acres Subdivision, as of record in Plat Book 1424, page 17, Register's Office for said County, to which plan reference is made for a more complete description.

This property is commonly known as 811 Redwood Drive, Nashville, Tennessee.