Karen Johnson Davidson County
Batch# 1215351 DEEDQC
12/12/2024 08:11:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241212-0096349

THIS INSTRUMENT PREPARED BY: Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110, Brentwood, TN 37027; (615) 810-8777

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.:
Mark Henry Thomasson and Karen Lee Thomasson, Co-Trustees of The Thomasson Family Trust Agreement dated December 11, 2024	SAME	042 03 0 117.00
821 N Summerfield Drive		
Madison, TN 37115		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance we, **MARK H. THOMASSON** and wife, **KAREN L. THOMASSON**, do hereby convey to **MARK HENRY THOMASSON and KAREN LEE THOMASSON, Co-Trustees of THE THOMASSON FAMILY TRUST dated December 11, 2024**, all of our right, title and interest in the following described tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Bonnie Brae, Section 5, as of record in Book 3600, Page 68, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Mark H. Thomasson and wife, Karen L. Thomasson, by Warranty Deed dated August 8, 1990, from Nevin H. Downs and wife, Myrtianne P. Downs, of record in Book 8180, Pages 552-554, Register's Office for Davidson County, Tennessee.

This conveyance is made 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 821 North Summerfield Drive, Madison, Tennessee 37115.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 11th day of December, 2024.

Mark H. Thomasson
MARK H. THOMASSON

Karen L. Thomasson
KAREN L. THOMASSON

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARK H. THOMASSON**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office in Brentwood, Tennessee, on this the 11th day of December, 2024.

Elizabeth Ryder Sykes
Notary Public

My commission expires: _____

ELIZABETH RYDER SYKES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KAREN L. THOMASSON**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office in Brentwood, Tennessee, on this the 11th day of December, 2024.

Elizabeth Ryder Sykes
Notary Public

My commission expires: _____

ELIZABETH RYDER SYKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer is $ - 0 - .

Mark H. Thomasson
Affiant

Sworn to and subscribed before me this
11th day of December, 2024.

Elizabeth Ryder Sykes
Notary Public

My commission expires: _____

ELIZABETH RYDER SYKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 11, 2024.

December 11, 2024
Date

Elizabeth Ryder Sykes
Elizabeth Ryder Sykes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 11th day of December, 2024.

Linda J. Williams
Notary Public

My commission expires:

March 3, 2026

LINDA J. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026