Prepared by/Return to:
Mark B. Leedom, Esq.
7065 Moores Ln Ste 100
Brentwood, TN 37027

Karen Johnson
Batch # 1230918
01/28/2025 09 29 56 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250128-0006313

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 0.

Affiant

Subscribed and sworn to before me, this 23rd day of January, 2025.

Notary Public

My commission expires: 7/7/25

MARK B LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Milton R. Thomas, Sr.	New Owner	163050B010100CO
1305 Old Hillsboro Road		
Franklin, TN 37069		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Milton R. Thomas and Audrey M. Thomas, Trustees of The Thomas Family Irrevocable Living Trust U/A/D June 2, 2017, herein called "GRANTOR(S)", by these presents, does hereby quitclaim and convey unto Milton R. Thomas, Sr., herein called "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 101, Horizontal Property Regime, Private Element, Phase II, Mill Park (formerly Hickory Hollow Townhomes) of record in Instrument No. 20000706-0066999, Register's Office for Davidson, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Milton R. Thomas and Audrey M. Thomas, Trustees of The Thomas Family Irrevocable Living Trust U/A/D June 2, 2017, by Quitclaim Deed from Milton Thomas dated 2/23/22 of record in Instrument No. 20220307-0025467, Register's Office for Davidson County, Tennessee.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

By way of recital, this is improved property bearing the street address of 5170 Hickory Hollow Parkway, Unit 223, Antioch, TN 37013.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 23rd day of January, 2025.

Milton R. Thomas, Trustee of The Thomas Family Irrevocable Living Trust U/A/D June 2, 2017

Audrey M. Thomas, Trustees of The Thomas Family Irrevocable Living Trust U/A/D June 2, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, the within named Milton R. Thomas and Audrey M. Thomas, Trustees of The Thomas Family Irrevocable Living Trust U/A/D June 2, 2017, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at office this 23rd day of January, 2025.

MARK B LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES JULY 7, 2025

Notary Public

My Commission Expires: 7/7/25