Karen Johnson Davidson County
Batch# 1260083 DEEDQC
04/15/2025 09:22:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250415-0028480

This instrument prepared by:
The Lambert Firm, PLLC
40 Burton Hills Boulevard #200
Nashville, Tennessee 37215

This instrument was prepared from information supplied by the parties. The Lambert Firm, PLLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

SPENCER LAMBERT
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

AFFIANT

Subscribed and sworn to before me on: 4-14-2025

NOTARY PUBLIC
My Commission Expires: 11-8-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number
The Bettina Thomas Living Trust 1506 10th Avenue N. Nashville, TN 37208	The Bettina Thomas Living Trust 1506 10th Avenue N. Nashville, TN 37208	081.12-O-305.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, that **Bettina Thomas, unmarried** ("Grantor") does hereby quitclaim and convey unto **Bettina Thomas, Trustee of The Love Is The Way Trust** ("Grantee"), its successors and assigns, any and all interest Grantor may have in that certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 247, in McGavock, Wetmore and Others' First Addition to Nashville, called the "Town ofMcGavock", a plan of which is of record in Book 21, page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Said Lot No. 247 fronts 50' on the easterly side of Tenth Avenue North, formerly Polk Street, and runs back between parallel lines 150' to an alley.

Being the same property conveyed to Bettina Thomas by Warranty Deed dated March 31, 2006 from Nathan Magee and Donna Corlew, of record at Instrument No. 20060417-0043065 Register's Office for Davidson County.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

This is improved property known as: **1506 10th Avenue North, Nashville, TN 37208**

IN WITNESS WHEREOF, Grantor has executed this instrument on 4/14/25

GRANTOR:

Bettina Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 4/14/2025 before me, the undersigned notary, personally appeared **Bettina Thomas** personally known to me to be the person described herein and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed. IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

NOTARY PUBLIC

My commission expires: 11-8-2028

SPENCER LAMBERT
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

I Barry Lambert, hereby make an oath that I am the custodian of the original version of the electronic document tendered to registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4-14-25

Barry Lambert
Affiant Signature

4/14/2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this date April 14, 2025

Notary Signature

My commission expires: 11/8/2028

SPENCER LAMBERT
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON