Karen Johnson
Batch # 1265216
04/28/2025 09 22 49 AM
Fees $12 00 Taxes $0 00
20250428-0032276
Davidson County
DEEDQC
2 pgs

THIS DOCUMENT PREPARED BY:
John G. Fahner
& Associates, PLLC
52 Lebanon Pike
lle, Tennessee 37214
515) 883-4998

This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Thomas & Lucinda Seay, Trustees 905 Jaywood Court Old Hickory, TN 37138	SAME AS NEW OWNER	063 16 0A 066 00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10 00) Dollars, cash in hand paid, **Thomas D. Seay and Lucinda L. Seay**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release, and quitclaim unto **Thomas D. Seay and Lucinda L. Seay, Trustees of The Seay Revocable Living Trust**, dated April 24, 2025, and any amendments thereto, and to their successors in trust, with full power to sell, transfer, mortgage, and convey without signature of any beneficiary, all of the Grantors' right, title, and interest in and to real property in the State of Tennessee more particularly described as follows

> Land in Davidson County, Tennessee being Lot No. 105 on the Plan of Chitwood Downs, as of record in Book 6900, pages 550-552, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Thomas D. Seay and wife Lucinda L. Seay from Ken Lokey Homes, Inc by Warranty Deed of record in Book 7614, Pages 140-142 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 905 Jaywood Court, Old Hickory, Tennessee 37138.

A new legal description was not prepared for this transaction The legal description is the same as the previous instrument of record

Said property is quitclaimed subject to such limitations, restrictions, and encumbrances as may affect the premises

WITNESS my hand this 24th day of April, 2025

Thomas D Seay

Thomas D. Seay, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Thomas D. Seay**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

WITNESS my hand and seal, at office, this 24th day of April, 2025

My Commission Expires 3/8/28 Tiffany Beckman
Notary Public

TIFFANY BECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WITNESS my hand this 24th day of April, 2025.

Lucinda L. Seay

Lucinda L. Seay, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lucinda L. Seay**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

WITNESS my hand and seal, at office, this 24th day of April, 2025

My Commission Expires 3/8/28 Tiffany Beckman
Notary Public

TIFFANY BECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON