Karen Johnson
Batch # 1268963
05/05/2025 01 11 55 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250505-0034852

Prepared by and return to
Law Office of Eric K Fox,
103 Hazel Path Court, Suite 6
2nd Floor Whitehall Building
Hendersonville, TN 37075
From information provided by the parties

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That husband, Galen Stover Thomasson, a/k/a Galen Thomasson, and wife, Holly LeeAnn Thomasson, a/k/a Holly Thomasson, (herein "Grantors") for and in consideration of the sum of Ten Dollars ($10 00) and other good and valuable consideration, the receipt and legal sufficiency is hereby acknowledged, and for the purpose of transferring Grantors' entire interest in the subject property, as tenants by the entirety, do hereby quit claim and convey, as tenants by the entirety, unto Galen Stover Thomasson, and Holly LeeAnn Thomasson, as Trustees of the Galen Stover & Holly LeeAnn Thomasson Family Living Trust 2025, dated April 25th, 2025 (Collectively herein "Grantee") or their successors, with full power to sell, convey, mortgage or otherwise deal with said property without the joinder of any beneficiary, all their estate, right, title, interest and claim in and to a certain tract of parcel of land located in Davidson County, City of Old Hickory, State of Tennessee, to wit

Land in Davidson County, Tennessee, being Lot No 150 on the Plan of Phase One, Section 1, Revised Plat of Brandywine Pointe (A Planned Unit Development) of record in Plat Book 7900, Page (s) 170 and 171, which revises Plat Book 7900, Page 164, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

BEING the same property conveyed to Galen Thomasson and Holly Thomasson, husband and wife, from Gary A Pomeroy and wife, Linda P Pomeroy, by Warranty Deed on September 28, 2023, and recorded on October 16, 2023, Instrument No 20231016-0081180, Register's Office, Davidson County, Tennessee

This is improved property, known as 4100 Brandywine Pointe Blvd , Old Hickory, TN 37138

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

This instrument has been prepared in accordance with information furnished by the within named Grantor(s) and no stipulations are made as to the verification of public records as recorded in Davidson County, Tennessee, as to the ownership or status of title

Tenn Code Ann § 35-15-510 (or appropriate successor statute) shall apply to this property and this conveyance This conveyance preserves Grantors' Tenancy by Entirety (rights of survivorship) protections, with respect to creditors, in accordance with Tennessee law

IN TESTIMONY THEREOF I have executed this instrument this 25th day of April, 2025

Grantors:

Galen Stover Thomasson

Galen Stover Thomasson, a/k/a Galen Thomasson

Holly LeeAnn Thomasson

Holly LeeAnn Thomasson, a/k/a Holly Thomasson

Address of New Owner	Send Tax Bills to	Map and Parcel
Galen Stover Thomasson and Holly LeeAnn Thomasson, as Trustees of the Galen Stover & Holly LeeAnn Thomasson Family Living Trust 2025, 4100 Brandywine Pointe Blvd , Old Hickory, TN 37138	Galen Stover Thomasson and Holly LeeAnn Thomasson, as Trustees of the Galen Stover & Holly LeeAnn Thomasson Family Living Trust 2025, 4100 Brandywine Pointe Blvd , Old Hickory, TN 37138	**064-03-0B-025.00-CO**

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Galen Stover Thomasson and Holly LeeAnn Thomasson to me known to be the persons described in and who executed the foregoing, and acknowledged that he/she executed the same as his/her free act and deed

WITNESS my hand and Notarial Seal at office this 25th day of April, 2025

Notary Public

RACHEL A FOX
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 11-26-2028

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $10 00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

Person or Agency responsible for payment of taxes
Name Galen Stover Thomasson and Holly LeeAnn Thomasson, as Trustees of the Galen Stover & Holly LeeAnn Thomasson Family Living Trust 2025, dated April 25th, 2025
Address 4100 Brandywine Pointe Blvd , Old Hickory, TN 37138

Grantee:

Galen Stover Thomasson, as Trustee of the Galen Stover & Holly LeeAnn Thomasson Family Living Trust 2025, dated April 25th, 2025

Holly LeeAnn Thomasson, as Trustee of the Galen Stover & Holly LeeAnn Thomasson Family Living Trust 2025, dated April 25th, 2025

Subscribed and sworn to before me this 25th day of April, 2025

Notary Public

RACHEL A FOX
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 11-26-2028