This Instrument Prepared By:

Law Office of Frank G. Abernathy, PLLC
101 Creekside Crossing
Suite 1700-306
Brentwood, TN 37027

After Recording Return To:

Law Office of Frank G. Abernathy, PLLC
101 Creekside Crossing, Suite 1700-306
BRENTWOOD, TN 37027
Attention: Frank G. Abernathy, Esq.

Karen Johnson Davidson County
Batch # 1281426 DEEDQC
06/04/2025 11:12:37 AM 2 pgs
Fees: $12.00 Taxes: $0.00



20250604-0043880

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT:

On this June 3, 2025, THE GRANTOR, **Willie D. Thomas**, a widowed and unmarried single person, for and in consideration of One Dollar ($1.00), love and affection, and other good and valuable consideration, conveys, releases, and quitclaims to the GRANTEE: **Malcolm DeMar Hogan**, my grandson, a single person born on October 23, 2000, and residing at 4829 Indian Summer Drive, Nashville, Davidson County, Tennessee 37207, my one-half undivided ownership interest in the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee. I understand that by this conveyance, that Malcolm DeMar Hogan will completely and fully own all of the legal interest in the subject improved real property, to wit:

Legal Description:

Being a tract of LAND in Davidson County, Tennessee, being Lot No. 339 on the Plan of Section Two, Bordeaux Hills, as recorded in Book 3600, page 7, Register's Office for said County.

Said Lot No. 339 fronts 66.5 feet on the northerly side of Snell Boulevard and extends back 124.08 feet on the easterly line and 145.07 feet on the westerly line, to a dead line in the rear, on which it measures 50.1 feet.

BEING the same property conveyed to Willie D. Thomas and wife, Lucille Collier Thomas, by Warranty Deed from Lyndal Roberts and wife, Margaret Roberts, of record in Book 4746, page 354, Register's Office for Davidson County, Tennessee.

AND BEING the same property that Lucille Collier Thomas, by Quitclaim Deed, conveyed her one-half undivided interest in the same property to her grandson, Malcolm Demar Hogan, on the 4th day of October 2021, which was recorded in Batch #730642 DEED QC, Instrument #202110050133878, Register's Office for Davidson County, Tennessee.

THIS is improved real property, known as 1473 Snell Boulevard, Nashville, Tennessee.

The county clerk shall send tax statements to the following address: Malcolm D. Hogan, 1473 Snell Boulevard, Nashville, Tennessee ~~37207~~ 37218.

Grantor does hereby convey, release, and quitclaim all of Grantor's rights, title, and interest in and to the above-described property and premises to the Grantee and to the Grantee's heirs and assigns forever, so that neither Grantor nor Grantor's heirs, legal representatives, or assigns shall have, claim, or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Witness my hand this 3rd day of June 2025.

Grantor's Signature

Willie D. Thomas
1473 Snell Boulevard
Nashville, Tennessee 37207

STATE OF TENNESSEE |
| ss:
COUNTY OF DAVIDSON |

On this 3rd day of June 2025, before me personally appeared Willie D. Thomas, who is known to me and who proved to be the person described in the above instrument, executed the above instrument in my presence, the foregoing Deed Upon Death, and acknowledged before me on this 3rd day of June 2025, that he executed the same instrument as his free act and deed.

SHERI MILLMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public, Sheri Millman
My commission expires: 8/6/2028

I, Willie D. Thomas, the Affiant, hereby swears, attests, or affirms that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $1.00 and love and affection.

WILLIE D. THOMAS

STATE OF TENNESSEE |
| ss:
COUNTY OF DAVIDSON |

On this 3rd day of June 2025, before me personally appeared Willie D. Thomas, who is known to me and who proved to be the person described in the above instrument, acknowledged, under penalty of perjury, that the foregoing affirmation of consideration is true and accurate and averred it as his free act and deed.

SHERI MILLMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public, Sheri Millman
My commission expires: 8/6/2028