This transfer is exempt from the payment of any transfer tax as provided in T C.A. § 67-4-409(a)(1)(C)(vi)

Karen Johnson Davidson County
Batch # 1300823 DEEDQC
07/23/2025 08.36 35 AM 2 pgs
Fees $12 00 Taxes $0 00
20250723-0058041

This instrument was prepared by:
AmeriEstate Legal Plan, Inc.
3525 Hyland Ave. Suite 150
Costa Mesa, CA 92626

Address New Owner as Follows:
THE THOMAS FAMILY TRUST
1003 DARWOOD COURT
HENDERSONVILLE, TN 37075

Send Tax Bill to:
CLIFFORD THOMAS and
PAULINE ANTOINETTE THOMAS
Trustee(s) of
THE THOMAS FAMILY TRUST
1003 DARWOOD COURT
HENDERSONVILLE, TN 37075

Map Parcel Number:
052-08-0A-234 00

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that PAULINE A THOMAS and CLIFFORD THOMAS, wife and husband, for and in consideration of the sum of Ten Dollars and 00/100 ($10 00), cash in hand paid, the receipt of which is hereby acknowledged, and do hereby remise, release and forever quitclaim unto CLIFFORD THOMAS and PAULINE ANTOINETTE THOMAS Trustee(s) respectively, and his/her/their successors in a Revocable Living Trust for the benefit of CLIFFORD THOMAS and PAULINE ANTOINETTE THOMAS, under the terms of THE THOMAS FAMILY TRUST Dated 6-21-25, its successors and assigns, his/her entire right title and interest in and to a certain tract or parcel of land in **DAVIDSON County, Tennessee**, described as follows

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 58 ON THE PLAN OF HERON WALK SUBDIVISION SECTION 4 PHASE 2 OF RECORD IN PLAT BOOK 9700, PAGE 687, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING the same land conveyed to the Grantor by PAULINE A. THOMAS, F/K/A PAULINE A. ANDERSON to PAULINE A. THOMAS and CLIFFORD THOMAS, wife and husband, by Deed of record as Instrument # 20170825-0087514 on 08/25/2017, in the Register's Office for DAVIDSON County, Tennessee

Description contained herein was taken from a prior deed and without benefit of an updated survey. Preparer makes no representation as to the accuracy of said description

This improved property is known as 1137 SHAWNEE TRACE, MADISON, TN 37115

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 21 day of June, 2025

Pauline A. Thomas
PAULINE A. THOMAS

Clifford Thomas
CLIFFORD THOMAS

STATE OF TENNESSEE
COUNTY OF SUMNER, ss.

On this 21 day of June, 2025, before me, the undersigned officer, personally appeared PAULINE A. THOMAS and CLIFFORD THOMAS, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that they executed the same for the uses and purposes therein contained.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

TONY SHEETS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Tony Sheets
Notary Public
My commission expires on 10-26-27

AFFIDAVIT OF VALUE

The actual consideration for this transfer is $-0-

Pauline A. Thomas
Affiant

STATE OF TENNESSEE

COUNTY OF Sumner

Subscribed and sworn to before me this day of 21 June, 2025

Tony Sheets
Notary Public

TONY SHEETS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Commission Expires: 10-26-27

THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION GIVEN BY THE PARTIES HERETO. DESCRIPTION CONTAINED HEREIN WAS TAKEN FROM A PRIOR DEED AND WITHOUT BENEFIT OF AN UPDATED SURVEY. PREPARER MAKES NO REPRESENTATION AS TO THE ACCURACY OF SAID DESCRIPTION.