Karen Johnson Davidson County
Batch# 1303588 DEEDQC
07/30/2025 11:40:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250730-0060191

This Instrument Was Prepared By:
Ally M. Hicks
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer is $0.00.

James A. Thomas, Affiant

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

Notary Public
My Commission Expires: 03/06/29

BREANNA N MURPHY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2029

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
James Anderson Thomas, Co-Trustee Ellen Dillon Thomas, Co-Trustee 5242 Granny White Trace Nashville, TN 37220	Same	145 00 0 122.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **James A. Thomas and Ellen Dillon Thomas,** the "**Grantors**", do hereby convey and quitclaim unto **James Anderson Thomas and Ellen Dillon Thomas, Co-Trustees of the Thomas Family 2025 CP Trust dated July 25, 2025**, a trust, the "**Grantee**", all of Grantors' interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantors, this 25th day of July, 2025.

James A. Thomas

Ellen Dillon Thomas

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Before me, Breauna N. Murphy, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared James A. Thomas and Ellen Dillon Thomas, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 25th day of July, 2025.

BREAUNA N MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

Notary Public

My Commission Expires: 03/06/29

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Radnor Trace Estates. as of record in Plat Book 6900, page 134, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to James A. Thomas and Ellen Dillon Thomas, as tenants in common, by Quitclaim Deed from George E. Mudter, Jr., Trustee, of record in Instrument No. 00011450-0000841, dated April 20, 1999, Register's Office for Davidson County, Tennessee.

This is improved property known as 5242 Granny White Trace, Nashville, Tennessee 37220.

This legal description is the same as from the previous deed of record.

CONSIDER: THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

Tennessee Certification of Electronic Document

I, Ally M. Hicks, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 25, 2025 (date of document).

Affiant Signature

7-28-25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28th day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 03/06/29

NOTARY'S SEAL

