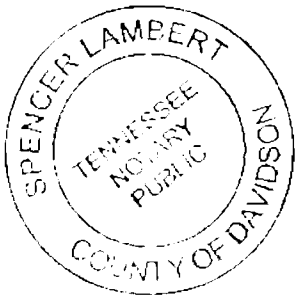
This instrument prepared by:
The Lambert Firm, PLLC
40 Burton Hills Boulevard #200
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1321101 DEEDQC
09/11/2025 03:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250911-0072790

This instrument was prepared from information supplied by the parties. The Lambert Firm, PLLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON



The actual consideration or value, whichever is greater, for this transfer is $0.00

AFFIANT
Subscribed and sworn to before me on: 9/8/25

NOTARY PUBLIC
My Commission Expires: 11-8-28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number
Bettina Thomas 1506 10th Ave N Nashville, Tennessee 37208	Bettina Thomas 1506 10th Ave N Nashville, Tennessee 37208	081.12-O-305.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, that **Bettina Thomas, Trustee of The Love Is The Way Trust** ("Grantor") does hereby quitclaim and convey unto **Bettina Thomas, married** ("Grantee"), its successors and assigns, any and all interest Grantor may have in that certain tract or parcel of land located in Tennessee and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 247, in McGavock, Wetmore and Others' First Addition to Nashville, called the "Town of McGavock", a plan of which is of record in Book 21, page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Said Lot No. 247 fronts 50' on the easterly side of Tenth Avenue North, formerly Polk Street, and runs back between parallel lines 150' to an alley.

Being the same property conveyed to Bettina Thomas, Trustee of The Love Is The Way Trust by Deed dated 4/14/2025 from Bettina Thomas, of record at 202504150028480 Register's Office for Davidson County.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

This is improved property known as: **1506 10th Ave N, Nashville, Tennessee 37208**

IN WITNESS WHEREOF, Grantor has executed this instrument on 9/8/2025

GRANTOR:

Bettina Thomas

Bettina Thomas

STATE OF TENNESSEE
COUNTY OF Davidson

On 9/8/2025 before me, the undersigned notary, personally appeared **Bettina Thomas** personally known to me to be the person described herein and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed. IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

NOTARY PUBLIC

My commission expires: 11-8-2028

Tennessee Certification of Electronic Document

I, Emma Howard, 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 9/8/2025 (date of document).

Emma Howard
Affiant Signature

9/8/2025
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 8 day of SEPTEMBER, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L. Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL