Name and Address of New Owner:
Lakisha Thomas
2009 Leatherbury Court
Antioch, TN 37013

Send Tax Bills To:
SAME AS ABOVE

Karen Johnson Davidson County
Batch# 1330206 DEEDQC
10/03/2025 12:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251003-0079046

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 150-12-A-23 CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Quality Clean Construction, Inc,** "the Grantor," convey and quitclaim any interest they have unto **Lakisha Thomas,** "the Grantee," the following described real estate in County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 698 on the Plan of Somerset, Phase IV, a Planned Unit Development, as of record in Plat Book 7900, Pages 978 and 979, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description.
> Being the same property conveyed to Lakisha Thomas and Quality Clean Construction, Inc. by Quitclaim Deed dated March 21st, 2025, Lakisha Thomas, Recorded March 21st,2025, in Instrument Number 20250321-0021333, Register's Office for Davidson County, Tennessee.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of July, 2025.

Quality Clean Construction

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of July, 2025, before me personally appeared Eric Jabar Simmons as Managing Member of Quality Clean Construction, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office at Nashville Tennessee, this 1st day of October, 2025.

Notary Signature
My commission expires: 3/6/29

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 1st day of October, 2025.

Notary Signature
My commission expires: 3/6/29

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 October 3, 2025 (date of document)

Affiant Signature

October 3 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 3 day of October, 20 25

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202510030079046