This Instrument Prepared by:

The Law Offices of
LUVELL L. GLANTON, PLLC
915 Jefferson Street, 2nd Fl.
Nashville, TN 37208

ADDRESS OF NEW OWNER:
Zakiyya Thomas
6708 Seminole Ave.
Louisville, KY 40214

SEND TAX BILLS TO:
Same

MAP-PARCEL NO.:
080 08 0 126.00

QUITCLAIM DEED
Trust by the Entirety

FOR GOOD AND VALUABLE CONSIDERATION of the sum of one dollar ($1.00), the receipt of which is hereby acknowledged, I, **SHELDON KEELEY BINS,** (Grantor), have this day bargained and sold and by these presents do hereby quit claim and convey unto **ZAKIYYA THOMAS,** (Grantee) herein, her successors and assigns, all of right, title and interest, in fee simple, in the following described real estate situated in Davidson County, Tennessee particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being lot No. 299 on the Plan of Bordeaux Hills, section Two, of record in Book 3600, Page 7, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 299 fronts 51.5 feet along the Northeasterly side of Holland Lane and runs back between lines 107.88 feet on the Northwesterly side and 115.22 feet on the Southeasterly side to a line in the rear on which it measures 65.84 feet.

Being the same property conveyed to Harry Berry and wife Catherine Berry, by Warranty Deed from John M. Morgan and wife, Brenda Gail Morgan, of record in Book 4565, Page 179, in the Register's Office of Davidson County, Tennessee, dated December 30, 1971 and recorded on December 30, 1971.

Catherine Berry (Also known as Katherine Berry) died intestate on October 21, 1990, leaving Harry Berry the surviving tenant by the entirety.

Harry Berry having since died intestate on July 13, 1995. His interest in the property vested at death in **Harry Michael Berry, Andrew Tyrone Berry, Carolyn Gregory, Cassandra Berry Hasan, and Donna Faye Berry** as evidenced by Affidavit's of Heirship of record in Instrument Numbers **20220707-0078282** and **20220707-0078283** of Record in the Register's Office for Davidson County, Tennessee.
The said **Harry Michael Berry** having subsequently died Intestate on March 29, 2011. His interest in the subject property vested at his death in his heirs at law, **Michael Eugene Berrry, Harold Berry, Malcom**

Karen Johnson
Batch # 1332043
10/08/2025 02 09 01 PM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
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20251008-0080426

Berry, Marquis Ladell Berry, Nigel Berry and Michelle Berry, as evidenced by Affidavit's of Heirship of record in Instrument Numbers **20220707-0078282** and **20220707-0078283** of Record in the Register's Office for Davidson County, Tennessee.

The said **Marquis Ladell Berry** having subsequently died intestate on December 11, 2018. His interest in the subject property vested at his death in his sole heir at law **Marquis Ladell Brown, Jr.** as evidenced by Affidavits of Heirship of record in Instrument Numbers **20220707-0078282** and **20220707-0078283** of Record in the Register's Office for Davidson County, Tennessee.

Cassandra Hasan, Conservator for Marquis Ladell Brown, Jr. by Letters of Limited Conservatorship Over the Property Only of record in Circuit Court of Davidson County, Docket No. 21P2425.

Being the same property conveyed to Zakiyya Thomas and Sheldon Keeley Bins, by Affidavit of Heirship in Instrument No 20251008-0080425, said Register's Office, September _____, 2025.

This is improved property known as: **3210 Holland Lane, Nashville, Tennessee 37218**.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights of way for public utilities of record.

This is property known as 3210 Holland Lane, Nashville, Tennessee, Davidson County, Tennessee 37218.

IN WITNESS WHEREOF, I have hereunto set my signature, on this the 30th day of September 2025.

SHELDON KEELEY BINS

STATE OF Kentucky)
COUNTY OF Jefferson)

On this the 30 day of September 2025, before me personally appeared **SHELDON KEELEY BINS** Bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

NOTARY PUBLIC

My Commission Expires: 10-19-2028

STEVE M KIRSCH NOTARY PUBLIC ID # KYNP14319 STATE AT LARGE, KENTUCKY MY COMM EXPIRES 10/19/2028

STATE OF Kentucky)
COUNTY OF Jefferson)

I hereby swear or affirm that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater is one dollar ($1.00), which amount is equal to or greater than the amount the property or interest in property transferred would command at a fair and voluntary sale.

Z Thomas

AFFIANT – ZAKIYYA THOMAS

Sworn to and subscribed before me this 30th day of September 2025.

S M K

NOTARY PUBLIC

My Commission Expires: 10-19-2028

STEVE M KIRSCH
MY COMM EXPIRES 10/19/2028
NOTARY PUBLIC
ID # KYNP14319
STATE AT LARGE, KENTUCKY

NOTARY PUBLIC THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION HAS BEEN PERFORMED OR REQUESTED AND THE LAW OFFICES OF LUVELL L. GLANTON, PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION.