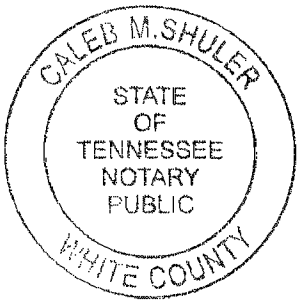


STATE OF TENNESSEE }
COUNTY OF Wilson }

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $-0-.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 14 DAY OF November, 2025

NOTARY PUBLIC

My Commission expires: 6/23/2029

THIS INSTRUMENT PREPARED BY

Stanton H. McDonald, Jacob Title, LLC
2101 Clinton Avenue West, Suite 301
Huntsville, AL 35805
(256) 882-5673
stan@jacobtitle.com

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Debra L. Thomas 840 Fitzpatrick Road Nashville, TN 37214	Debra Lynn Thomas, Trustee "The Debra Lynn Thomas Revocable Living Trust" 840 Fitzpatrick Road Nashville, TN 37214	108 04 0 088.00
(NAME & ADDRESS)	(NAME & ADDRESS	

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 1347017 DEEDQC
11/17/2025 01:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251117-0091413

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION OF ONE DOLLAR ($1.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, that I, **DEBRA L. THOMAS**, an unmarried woman, hereinafter referred to as "Grantor", does hereby quitclaim, transfer and convey unto **DEBRA LYNN THOMAS, TRUSTEE, OR HER SUCCESSORS IN TRUST, UNDER THE DEBRA LYNN THOMAS REVOCABLE LIVING TRUST DATED 11/14/2025, AND ANY AMENDMENTS THERETO"** hereinafter referred to as "Grantee", all my right, title and interest in and to this real estate located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 285 on the Plan of Larchwood Section Three of record in Plat Book 5200, Page 540, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to John C. Helton and wife, Karen T. Helton by deed of record in Book 6308, Page 755, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record .

THE PREVIOUS AND LAST conveyance being that certain Warranty Deed conveyed from **John C. Helton and wife, Karen T. Helton** to **Debra L. Thomas**, recorded with the Register of Deeds for Davidson County, Tennessee on 09/01/1995 at 11:06 AM, in Book 9781, Pages 648-650.

PROPERTY ADDRESS: 840 Fitzpatrick Road, Nashville, TN 37214-3910

NO TITLE SEARCH AND OR OPINION WAS REQUESTED, NOR WAS A TITLE SEARCH AND/OR OPINION RENDERED. NO TAX ADVICE WAS OFFERED OR GIVEN BY THE PREPARER OF THIS DEED.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed by hereunto affixing a signature on the date indicated in the respective acknowledgement herein below, to make this conveyance effective on this the 14 day of November, 2025.

DEBRA L. THOMAS

STATE OF TENNESSEE

COUNTY OF Wilson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **DEBRA L. THOMAS**, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), to be the person described in and who executed the foregoing instrument, and acknowledged under oath that she executed the foregoing as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal on the 14 day of November, 2025.

CALEB M. SHULER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

Caleb M Shuler
Notary Public
My Commission Expires: 6/23/2029

Grantor Names & Address:
Debra L. Thomas
840 Fitzpatrick Road
Nashville, TN 37214-3910

Grantee Name & Address:
Debra Lynn Thomas, Trustee
"The Debra Lynn Thomas Revocable Living Trust"
840 Fitzpatrick Road
Nashville, TN 37214-3910

Certificate of Authenticity

I, Debra Thomas, do hereby make oath that I am 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:

11/14/2025
Date

Affiant Signature

11/14/2025
Date

STATE OF TENNESSEE

COUNTY OF Wilson

Sworn to and subscribed before me this 14 day of November, 2025.

Caleb M Shuler
Notary Public

My Commission Expires: 6/23/2029

CALEB M. SHULER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY