Karen Johnson Davidson County
Batch# 1367927 DEEDQC
01/09/2026 11:53:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260109-0002199

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Leonard Thicklin Patricia Thicklin

LUKEUS WINGO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/30/2029
RUTHERFORD COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JANUARY, 2026.

Notary Public (AFFIX SEAL)
My Commission Expires: 07/30/2029

THIS INSTRUMENT PREPARED BY
Charles R. Frazier, Attorney at Law, 5258B Murfreesboro Road, Lavergne, TN 37086
From information furnished by the parties.

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO: N E W O W N E R	MAP-PARCEL NUMBERS:
(NAME) Thicklin Family Living Trust	(NAME) Same	151-1A/165
(ADDRESS) 3700 Waterford Way	(ADDRESS) Same	2D 77063
(CITY) (STATE) (ZIP) Antioch, TN 37013	(CITY) (STATE) (ZIP) Same	

KNOW ALL MEN BY THESE PRESENTS that Leonard Thicklin and Patricia Thicklin, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and forever **quitclaim** unto Leonard Thicklin and Patricia Thicklin, Trustees, or their successors in interest, of the Thicklin Family Living Trust dated January 8, 2026, and any amendments thereto, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 165 on the Plan of Chatham Point of record in Book 6900, Page 449, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Leonard E. Thicklin and wife, Patricia M. Thicklin from Faxon Homes, Inc., by deed, recorded on January 17th, 1990, of record in Book 8028, Page 859, in the Register's Office for Davidson County, Tennessee.

This improved property is known as 3700 Waterford Way, Antioch, TN 37013.

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This conveyance for the purpose of making a transfer of real estate to a revocable living trust created by the same transferor is exempt from the recordation tax pursuant to T.C.A.§67-4-409 (a)(1)(C)(iv).

THIS CONVEYANCE IS MADE SUBJECT TO this instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises. Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

WITNESS OUR HANDS this 8th day of January, 2026.

GRANTOR:

Leonard Thicklin

GRANTOR:

Patricia Thicklin

---------- [Space Below This Line For Recording Data] ----------

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Leonard Thicklin and Patricia Thicklin, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they as the within named bargainers, executed the foregoing QUITCLAIM DEED for the purposes therein contained.

Witness my hand and official seal this the 8th day of January, 2026.



NOTARY PUBLIC

My commission expires: 7/30/2029

---------- [Space Below This Line For Recording Data] ----------

Certificate of Authenticity

I, Lukeus Wingo, do hereby make an 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 January 8, 2026.

Lukeus Wingo, Esq, Attorney at Law
Dated: 01/08/2026

STATE OF TENNESSEE)

COUNTY OF RUTHERFORD)

Sworn to and subscribed before me on this, the 8th day of January 2026.

Notary Public

DENALI NORTHUP
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/20/2029
RUTHERFORD COUNTY

My Commission Expires: 5/20/29