Karen Johnson Davidson County
Batch# 1394072 DEEDQC
03/18/2026 08:30:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260318-0021416

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Jeffrey G. Thomas and Maryann J. Thomas, Co-Trustees Jeff and Mary Thomas Family Revocable Living Trust 920B Kirkwood Avenue Nashville, TN 37204	New Owner	118014P00200CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Jeffrey Gordon Thomas and Maryann Jarou Thomas**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Jeffrey G. Thomas and Maryann J. Thomas, Co-Trustees, Jeff and Mary Thomas Family Revocable Living Trust Agreement dated March 17, 2026** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

A certain lot or parcel of land situated in the 7th Civil District of Davidson County, Tennessee and described as follows:

Unit No. B together with common areas, as established by Declaration of Covenants, Conditions and Restrictions, for Kirkwood Estates, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) of record in Instrument Number 20151124-0119412, and being shown on Plat attached thereto as Exhibit "B", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to **Jeffrey Gordon Thomas and Maryann Jarou Thomas**, by Warranty Deed dated January 30, 2018, from **Talbert Construction Advisors, LLC**, recorded in Instrument No. 20180202-0010672, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **920 B Kirkwood Avenue, Nashville, TN 37204.**

Jeffrey Gordon Thomas and **Jeffrey G. Thomas** are one and the same person.

Maryann Jarou Thomas and **Mary J. Thomas** are one and the same person.

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 17th day of March 2026.

Jeffrey Gordon Thomas

Maryann Jarou Thomas

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Jeffrey Gordon Thomas**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of March 2026.

Notary Public

My Commission Expires: 6/10/2027

RUSSELL I. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Maryann Jarou Thomas**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of March 2026.

Notary Public

My Commission Expires: 6/10/2027

RUSSELL I. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 17th day of March 2026.

Notary Public

My Commission Expires: 6/20/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, **Russell T. Cook**, 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 March 17, 2026.

Affiant Signature

March 17, 2026

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 17th day of March 2026.

Notary's Signature

My Commission Expires: 12/10/2029

Notary's Seal:

KATHERINE E. EVEY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
Dec. 10, 2029
COUNTY OF WILLIAMSON