Karen Johnson
Batch # 1414066
05/01/2026 10:38:50 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260501-0038828

THIS INSTRUMENT PREPARED BY:
Chase A. Moore, Esq.
2801 Noonan Dr.
Nashville, TN 37206

STATE OF GEORGIA
COUNTY OF ~~NEWTON~~ Henry GB

The actual consideration or value, whichever is greater, for this transfer is Zero ($0.00) Dollars.

AFFIANT

Subscribed and sworn to before me, this 31st day of March, 2026.

NOTARY PUBLIC

JASMINE BLAKE
NOTARY PUBLIC
Henry County
State of Georgia
My Comm. Expires Dec. 2, 2026

My commission Expires: 12 / 2 / 2026

ADDRESS NEW OWNERS:	**SEND TAX BILLS TO:**	**MAP/Parcel:**
Percy O. Thomas, Jr. Reginald O. Thomas Pamela Wallace Chelsea Thomas Christopher Thomas John Henry Keeling 909 W. Eastland Ave. Nashville. TN 37206	Same	082 08 0 118.00

EXECUTOR'S QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **KENNETH WEBB**, Executor for the **Estate of PERCY O. THOMAS, SR.**, am affecting this quitclaim as a means of clarifying the title to this property. Under the laws of Probate of the State of Tennessee, the **Estate of PERCY O. THOMAS, SR.**, was probated in the 7th Circuit Probate Court of Davidson County, Docket No. 24P-2452 on DECEMBER 2, 2024. **KENNETH WEBB** was appointed Executor for the **Estate of PERCY O. THOMAS, SR.**. For and in consideration of the sum of Zero Dollars ($0.00), cash in hand paid, the receipt of which is hereby acknowledged, **KENNETH WEBB**, Executor for the **Estate of PERCY O. THOMAS, SR.**, has conveyed, remised, released and forever quitclaims to **PERCY O. THOMAS, JR., REGINALD O. THOMAS,**

PAMELA WALLACE, CHELSEA THOMAS, CHRISTOPHER THOMAS and **JOHN HENRY KEELING**, as individuals and heirs of the Estate, and all of their heirs and assigns, such of his right, title and interest in and to a certain parcel of land in Davidson County, Tennessee, as will create an estate in and to said parcel of land, which is described as follows:

Being Lot No. 14 on the Map of Richmond Subdivision, Section III, as of record in Book 974, Page 19, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 50 feet on the Northerly margin of Cleveland Street/West Eastland Avenue and extends backbetween parallel lines130 feet to an alley.

Being the same real property conveyed to Percy Odell Thomas and wife, Murriel Faye Thomas, by Warranty Deed from Joe T. Harrison and wife, Ada C. Harrison, signed July 29th, 1965, noted in Book 112, Page 169, and recorded August 4, 1965 in Book 3919, Page 114, which is of record Register's Office for Davidson County, Tennessee.

This is improved property known as 909 West Eastland Avenue, Nashville, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may presently affect the premises.

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.

WITNESS my hand this 31 day of March, 2026.

KENNETH WEBB, Executor

STATE OF GEORGIA
COUNTY OF ~~NEWTON~~ Henry GB

Personally appeared before me, a Notary Public in and for said County and State, the within named **Kenneth Webb**, the 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. Witness my hand and official seal at ~~Covington~~, Stockbridge GB Gerogia this 31ST day of March, 2026.

NOTARY PUBLIC

My Commission Expires: 12/2/2026

JASMINE BLAKE
NOTARY PUBLIC
Henry County
State of Georgia
My Comm. Expires Dec. 2, 2026