Karen Johnson
Batch # 1419186
05/12/2026 08:05:04 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20260512-0042445

QUITCLAIM DEED

MAIL RECORDED DEED TO:

DENICE L. THURSTON, TRUSTEE
WYMAN DAVID CLARKE, TRUSTEE
18476 S. REW ROAD
WORLEY, ID 83876

OWNER (SEND TAX BILLS TO):

DENICE L. THURSTON, TRUSTEE
WYMAN DAVID CLARKE, TRUSTEE
18476 S. REW ROAD
WORLEY, ID 83876

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, DENICE L. THURSTON and WYMAN DAVID CLARKE, wife and husband (herein, "Grantor"), whose address is 18476 S. Rew Road, Worley, ID 83876, hereby bargains, sells, remises, releases, quit claims and conveys to DENICE L. THURSTON AND WYMAN DAVID CLARKE, TRUSTEES, or any successors in trust, under THE CLARKE THURSTON LIVING TRUST dated APR 27 2026, and any amendments thereto (herein, "Grantee"), whose address is 18476 S. Rew Road, Worley, ID 83876, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 915A Cahal Avenue, Nashville, TN 37206

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a) (1)(C)(vi) as it is a transfer to or from a revocable living trust in accordance with that section.

PIN NO: 072 09 3D 001.00

This Instrument Prepared By: RAVEN PERRY-BEACH, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 27 day of April, 2026.

GRANTOR:

Denice L. Thurston

STATE OF Idaho
COUNTY OF Kootenai

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Denice L. Thurston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 27 day of April, 2026.

[Affix Notary Seal]

REBECCA RUTH EYMAN NOTARY PUBLIC Comm. No. 2017-0775 STATE OF IDAHO

SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/23/29

GRANTOR:

Wyman David Clarke

STATE OF Idaho
COUNTY OF Kootenai

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Wyman David Clarke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 27 day of April, 2026.

[Affix Notary Seal]

REBECCA RUTH EYMAN NOTARY PUBLIC Comm. No. 2017-0775 STATE OF IDAHO

SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

OATH OF CONSIDERATION

STATE OF Idaho
COUNTY OF Kootenai

The actual consideration for this transfer is none.

Grantee:

The Clarke Thurston Living Trust dated _____

Denice L. Thurston, Trustee

Subscribed and sworn to under oath before me, this 27 day of April, 2026 by Denice L. Thurston, as Trustee of The Clarke Thurston Living Trust dated April 27, 2026.

[Affix Notary Seal]

REBECCA RUTH EYMAN NOTARY PUBLIC Comm. No. 2017-0179 STATE OF IDAHO

SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/23/29

Grantee:

The Clarke Thurston Living Trust dated _____

Wyman David Clarke, Trustee

Subscribed and sworn to under oath before me, this 27 day of April, 2026 by Wyman David Clarke, as Trustee of The Clarke Thurston Living Trust dated April 27, 2026.

[Affix Notary Seal]

REBECCA RUTH EYMAN NOTARY PUBLIC Comm. No. 2017-0179 STATE OF IDAHO

SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/23/29

EXHIBIT A

[Legal Description]

Land in Davidson County. Tennessee, being Unit 915A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Cottages at 915 Cahal, a Horizontal Property Regime with Private Elements of record as Instrument No. 20171006-0102878 and being shown on Plat attached thereto in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20240320-0019308, on March 20, 2024.

PIN NO: 072 09 3D 001.00

STREET ADDRESS:

915A Cahal Avenue, Nashville, TN 37206

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.