Karen Johnson
Batch # 1437240
06/23/2026 11:32:38 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260623-0056471

This Instrument Prepared By:

John M. McDonald
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Suite 710
Nashville, TN 37219

QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Parcel ID Number:
Thomas Family Community Property Trust David and Janet Thomas 1204 Twin Springs Drive Brentwood, TN 37027	Same as Owner	11613009900

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **David B. Thomas, Sr.**, as Grantor, by these presents does hereby quitclaim and convey unto **The Thomas Family Community Trust, U/A Dtd. the 16th day of June, 2026**, as Grantee, all of Grantor's one-half undivided right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

PLEASE SEE ATTACHED EXHIBIT "A"

This conveyance is improved real property known as 5105-5107 Harding Road, Nashville, Tennessee 37205.

This conveyance is made subject to (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; and (2) any and all applicable governmental and/or zoning regulations.

IN WITNESS WHEREOF I have hereunto set my hands and seals on this 16th day of June 2026.

David B. Thomas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Alison Altshuler, a Notary Public in and for said County, **David B. Thomas**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of June, 2026.

Notary Public

My Commission Expires: 1-22-2029

ALISON ALTSHULER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2029

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer is $0.00.

David B. Thomas

Subscribed and sworn to before me, this 16th day of June 2026.

Notary Public

My Commission Expires: 1-22-2029

ALISON ALTSHULER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2029

EXHIBIT "A"

Land in Davidson County, State of Tennessee, being described as following, to-wit:

LAND in the 7th Civil District of Davidson County, Tennessee, being Lot Nos. 3 and 4 on the plan showing H.B. Alexander's Subdivision of the Byron Martin Property of record in Book 1130, page 46, Register's Office for said County.

Said Lot Nos. 3 and 4 front together 100 feet on the southeasterly side of the Harding Road and run back 194 feet on the northeasterly line and 193 feet on the southwesterly line to a dead line, measuring 100 feet thereon.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

BEING the same property, an undivided one-half interest conveyed from David B. Thomas, Sr. and Evalyn T. Gander, Co-Personal Representatives of the Estate of Judith B. Thomas, duly appointed in probate matter Docket No. 25P-851, in the Office of the Clerk & Master for Davidson County, Tennessee, to David B. Thomas, Sr. and Evalyn T. Gander by deed of record in the Office of the Register of Deeds of Davidson County, Tennessee, Instrument No. 20250609-0045148.

The foregoing description was taken from the prior deed of record. *See* T.C.A. § 66-24-121.