Prepared by and Return to:
Brenda Thomas
1004 Beech Grove Road
Brentwood, TN 37027
(615) 268-6650

Karen Johnson Davidson County
Batch # 1459329 DEEDQC
08/13/2026 11:57:10 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260813-0075397

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PAR. NO.
Ken and Brenda Thomas **2026 Community Property Trust** **c/o Kenneth Lee Thomas and** **Brenda Duke Thomas, Co-Trustees** **1004 Beech Grove Road** **Brentwood, TN 37027**	**SAME**	**119-14-25**

FOR AND IN CONSIDERATION of One Dollar ($1), the receipt of which is hereby acknowledged, KENNETH L. THOMAS and wife, BRENDA THOMAS, (hereinafter referred to as "Grantor"), does hereby quitclaim and convey unto KENNETH LEE THOMAS AND BRENDA DUKE THOMAS, CO-TRUSTEES of the KEN AND BRENDA THOMAS 2026 COMMUNITY PROPERTY TRUST dated August 6, 2026, (hereinafter "Grantee), its successors and assigns, with full power to mortgage, sell, encumber, restrict and convey all of their right, title and interest in and to the following described property located in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 10 of Block E on the Map of Woodbine Courts, Part II, not of record, and being further described as follows: Beginning at a point in the North margin of Tanksley Avenue at the corner of Lot Nos 10 and 11; thence with the line between said lots, Northerly 155.5 feet, thence Westerly 75 feet to the corner of Lot Nos 9 and 10; thence with the line between said lots, Southerly 155.5 feet to the North margin of Tanksley Avenue; thence with the margin of the same, Easterly 75 feet to the beginning.
>
> Being the same property conveyed to Kenneth Thomas by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee for Soundview Home Loat Trust 2006-OPT2, Asset-Backed Certificates,

Series 2006-OPT2 of record in Instrument No 20140617-0052810, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Kenneth L. Thomas and Brenda D Thomas by Quitclaim deed dated June 18, 2014.

Legal Reference No. 20140619-0053610

This is improved property known as 246 Tanksley Ave, Nashville, Davidson County, Tennessee 37211

The legal description stated above has been taken from the prior Warranty Deed conveying the interest in said property to Grantor. This transfer is by quitclaim and Grantor makes no warranties about the title.

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

WITNESS MY HAND this 12th day of August, 2026.

Kenneth L Thomas
KENNETH L. THOMAS, Grantor

Brenda Thomas
BRENDA THOMAS, Grantor

STATE OF Tennessee)
COUNTY OF Williamson)

Personally appeared before me Karen J Martin a Notary Public of this County, KENNETH L. THOMAS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 12 day of August, 2026.

KAREN J MARTIN
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Karen J Martin
Notary Public
My Commission Expires: 8-21-2027

STATE OF Tennessee)
COUNTY OF Williamson)

Personally appeared before me Karen J. Martin a Notary Public of this County, BRENDA THOMAS, the within named 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, at office, this 20 day of August, 2026.

KAREN J MARTIN
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Notary Public
My Commission Expires: 8-21-2027

THIS CONVEYANCE IS EXEMPT FROM TENNESSEE RECORDATION TAX PURSUANT TO TENNESSEE CODE ANNOTATED, Section (a)(1)(C)(vi) [formerly SECTION 67-4-409(a)(3)(F)].