Karen Johnson
Batch # 1459329
08/13/2026 11:57:10 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260813-0075399

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

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**	**13313006800**

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 located in Davidson County, Tennessee, being all of Lot No. 99, on the Plan of Abbay Hall, Section I, of record in Book 2331, Page 18, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Phillip A. Lyons and Keatha Lyons, husband and wife, by Warranty Deed from William B. Zacharias, unmarried, of record in Instrument No. 201610260113285, in the Register's Office of Davidson County, Tennessee, dated October 12, 2016 and recorded on October 26, 2016.

Being the same property conveyed to Kenneth L. Thomas and Brenda D Thomas by Warranty Deed September 9th, 2020

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 12 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)].

Legal Reference No. 20200910-0103034

This is improved property known as 4704 Vicar Drive, 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.

KAREN J. MARTIN
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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

Notary Public
My Commission Expires: 8-21-2027

STATE OF Tennessee)
COUNTY OF Williamson)