Name and Address of New Owner:
Crystal R. Thomas and Walter Herbert Thomas, Jr.
2928 Claymille Boulevard
Nashville, TN 37207

Send Tax Bills To:
NEW OWNERS

Karen Johnson Davidson County
Batch # 1460224 DEEDQC
08/18/2026 11:48:34 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260818-0076797

This Instrument Prepared By:
ForthRight, LLC
116 Maple Row Blvd
Hendersonville, TN 37075
File# 26-1202-JC

Map & Parcel No: **059 04 0 038.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Crystal R. Thomas, a married woman,** "the Grantor," convey and quitclaim any interest they have unto **Crystal R. Thomas and husband, Walter Herbert Thomas, Jr.,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Situate in Davidson County, Tennessee, being Lot No. 5 on the Plan of CLAYMILLE STATION, PHASE I, of record in Plat Book 6900, Pages 322 and 323, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Crystal R. Middleton, by Warranty Deed from U.S. Bank National Association, as Trustee for Credit Suisse First Boston PMSR 2005-8, of record in Instrument No. 20081105-0110276, in the Register's Office of Davidson County, Tennessee, dated October 17, 2008 and recorded on November 05, 2008.

Being the same property conveyed to Crystal R. Thomas, a married woman, by Quitclaim Deed from Crystal R. Thomas, formerly known as Crystal R. Middleton and Walter H. Thomas, wife and husband, of record in Instrument No. 20161123-0123988, in the Register's Office of Davidson County, Tennessee, dated November 10, 2016 and recorded on November 23, 2016.

This is an improved property known as: 2928 Claymille Boulevard, Nashville, TN 37207

Grantor covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free, and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 10th day of August, 2026.

_____(SEAL)
Crystal R. Thomas

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said State and County, **Crystal R. Thomas, a married woman**, 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 and official seal this 10th day of August, 2026.

_____
Notary Public
My commission expires: 1/31/2027

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Walter Hubert Thomas Jr.
(Affiant)

Sworn to and subscribed before me this
10th day of day of August, 2026.

Notary Public

My commission expires: 1/31/2027

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON