Prepared by and Returnable to:
Megan N. Warren, Esq.
Zipper Law, PLLC
217 2nd Avenue South
Franklin, Tennessee 37064

Karen Johnson Davidson County
Batch# 1469621 DEEDQC
09/08/2026 09:40:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260908-0082871

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel Nos.:
Kyle Matthew Thomas 672 Magnolia Lane Nashville, TN 37211	New Owner	172-03-0B-073.00-CO
THIS CONVEYANCE IS EXEMPT FROM TRANSFER TAX PURSUANT TO T.C.A. 67-4-409 et seq		

This is a transaction exempt from tax pursuant to Tennessee Code Ann. §67-4-409(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled **Amanda Michelle Thomas v. Kyle Matthew Thomas**, Davidson County Fourth Circuit Court, Case No. 25D1346. Accordingly, **Amanda Michelle Thomas**, hereinafter called **"Grantor"**, hereby quitclaims and conveys unto **Kyle Matthew Thomas,** his heirs, successors, and assigns, hereinafter called **"Grantee"** all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of The Woodlands, Phase 2, a Planned Unit Development of record in Plat Book 6900, Page 635, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kyle Matthew Thomas and Amanda Michelle Thomas, husband and wife, by Warranty Deed from James Searcy and wife, Anna Searcy by Warranty deed, dated August 18, 2016, and recorded on August 23, 2016, in Instrument Number 20160823-0087896, Register's Office for Davidson County, Tennessee.

This is improved property known as 672 Magnolia Lane, Nashville, Tennessee 37211. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 20TH day of FEBRUARY, 2026.

Grantor:

AMANDA MICHELLE THOMAS

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **AMANDA MICHELLE 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 such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of February, 2026.

NOTARY PUBLIC

My commission expires: 5/21/2026

WILLIAM P. HOLLOWAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF Williamson

The undersigned, after first being duly sworn according to the law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of the Marital Dissolution Agreement in that certain case styled **Amanda Michelle Thomas v. Kyle Matthew Thomas**, Davidson County Circuit Court, Case No. 25D1346, and that there was no other consideration given for the transfer.

AFFIANT

Sworn to and subscribed before me, this 20th day of February, 2026.

NOTARY PUBLIC

My commission expires: 5/21/2026

WILLIAM P. HOLLOWAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Rachel Shaver, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 2/20/2026 (date of document).

Rachel Shaver
Affiant Signature

2/20/2026
Date

State of MICHIGAN

County of OAKLAND

Sworn to and subscribed before me this 20 day of FEBRUARY, 2026.

Madison Waske
Notary's Signature

MADISON WASKE
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires 07/29/2032
Acting in County of OAKLAND

MY COMMISSION EXPIRES: 7-29-2032

NOTARY'S SEAL