THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

No title search was performed in preparation of this Quitclaim Deed.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 16th day of January, 2025.

Notary Public

My Commission Expires:

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

Karen Johnson
Batch # 1227854
01/17/2025 09 48 41 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250117-0003910

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Diana Thompson 910 Westview Avenue Nashville, TN 37205	New Owner	Map and Parcel No.: 130-11-0-018.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Diana T. Wilker, a married woman, now known as Diana R. Thompson, unmarried** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Diana R. Thompson, unmarried**, her heirs and assigns, all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 36 on the Revised Plat of the New Golf Club Subdivision, as of record in Book 421, page 185, Register's Office for said County. Said lot fronts 100 feet on the easterly side of Highland Avenue, and runs back between parallel lines 250 feet to a dead line.

Being the same property conveyed to Diana T. Wilker, a married woman by Warranty Deed from Edwyna H. Griscom, unmarried, dated February 24, 2016 and recorded on February 25, 2016 in Instrument No. 20160225-0018073, in the Register's Office of Davidson County, Tennessee. Diana T. Wilker now know as Diana R. Thompson. Diana R. Thompson, now unmarried. In accordance with the terms and conditions of the Marital Dissolution Agreement and Order executed in a certain case styled *Marvin Lee Wilker v Diana Roberts Thompson, Docket No 21D1173*, In the Fourth Circuit Court of Davidson

County, Tennessee, said property is the sole and separate property of Diana Roberts Thompson. Said property was never a marital residence of the Grantor.

This is improved property known as: **910 Westview Avenue, Nashville, TN 37205.**

Grantor covenants that she is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of January, 2025.

Diana R. Thompson

Diana R. Thompson, formerly known as Diana T. Wilker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Diana R. Thompson**, 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 16th day of January, 2025.

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

Notary Public

My Commission Expires: _____