Karen Johnson Davidson County
Batch# 1248901 DEEDQC
03/21/2025 09:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250321-0021050

Name and Address of New Owner:
Shirley Thompson
Quality Clean Construction, Inc
3353 Olsen Lane
Nashville, TN 37218

Send Tax Bills To:
SAME AS ABOVE

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map No. 803
Parcel No: 44

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, **Shirley Thompson,** "the Grantor," convey and quitclaim any interest they have unto **Shirley Thompson and Quality Clean Construction, Inc** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 503 on the plan of Bordeaux Hills, Section 8, as of record in Book 4175, page 113, Register's Office for said County.

Said Lot No. 503 fronts 55.0 feet on the southwesterly side of Olsen Lane and extends back 89.25 feet on the northwesterly line and 138.4 feet on the southeasterly line to a deed line in the rear, measuring 73.69 feet thereon.

Being part of the same property conveyed to Shirley Ann Thompson, by Quitclaim Deed from Lizzie Sue Hyde, of record in Instrument No. 20030214-0020399 Register's Office for Davidson County, Tennessee.

Grantor covenant 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, Grantor have executed this Quitclaim Deed on the 20 day of March 2025

Shirley Thompson (SEAL)
Shirley Thompson

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Shirley Thompson , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 20 day of March 2025

M. Armor
Notary Public
My commission expires: 5/9/2026

MARY E. ARMOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

MARY E. ARMOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

202503210021050

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 3/20/2025 (date of document)

Regina Sullo

Affiant Signature

3/20/2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 20th day of March, 2025

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026