# QUITCLAIM DEED

CAMILLE WOODS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-20-2028

AJ-QCD-25-1520

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Rhonda E. Burgess
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF March, 2025.

Camille Woods
Notary Public

MY COMMISSION EXPIRES: 03.20.28
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY (and please return to):**

**Rudy & Partners, PLLC**
**2012 21st Avenue South**
**Nashville, TN 37212**

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Cary Ewing and Rhonda Ewing Burgess** | **New Owners** | **08115001600** |
| (NAME) **1520 23rd Avenue North** | (NAME) | Karen Johnson Davidson County Batch# 1249416 DEEDQC 03/24/2025 09:40:30 AM 3 pgs Fees: $17.00 Taxes: $0.00 20250324-0021716 |
| (ADDRESS) **Nashville, TN 37208** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**ARPPIE THOMPSON** ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

**CARY EWING AND RHONDA EWING BURGESS, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP** ("GRANTEES")

THEIR HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 137 ON THE MAP OF S. A. CHAMPION'S SUBDIVISION, OF RECORD AND BOOK 21, PAGE 80, REGISTERS OFFICE OF SAID COUNTY. SAID LOT# 137 FRONTS 50 FEET ON THE EASTERLY SIDE OF 23RD AVENUE NORTH, AND RUNS BACK BETWEEN PARALLEL LINES I50 FEET TO ALLEY.**

**BEING THE SAME PROPERTY CONVEYED TO ARPPIE THOMPSON, BY QUITCLAIM DEED, FROM GLORIA THOMPSON EWING AND EUGENE THOMPSON, OF RECORD IN INSTRUMENT NO. 20141229-0118259, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**ARPPIE THOMPSON BEING ONE AND THE SAME AS ARPPIE GLENN THOMPSON.**

**THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.**

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **1520 23rd Ave N, Nashville, TN 37208.**

Witness our hands this the 21 day of March, 2025.

Arppie Thompson by Rhonda Ewing Burgess as Attorney in Fact
**ARPPIE THOMPSON by RHONDA EWING BURGESS as Attorney in Fact***

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RHONDA EWING BURGESS**, 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 on behalf of **ARPPIE THOMPSON,** the within named bargainor, pursuant to a Power of Attorney, for the purposes therein contained.

Witness my hand and official seal, this the 21 day of March, 2025.

Camille Woods
Notary Public

My Commission Expires: 03-20-28

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Arppie Thompson by Cary Ewing as Attorney in Fact
**ARPPIE THOMPSON by CARY EWING as Attorney in Fact***

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CARY EWING**, 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 on behalf of **ARPPIE THOMPSON,** the within named bargainor, pursuant to a Power of Attorney, for the purposes therein contained.

Witness my hand and official seal, this the 21 day of March, 2025.

Camille Woods
Notary Public

My Commission Expires: 03-20-28

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

*Power of Attorney recorded in Instrument No. 20250320-0020513, Register's Office for Davidson County, Tennessee.

I, Adam H. Jefferson, 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 March 21, 2025 (date of document).

Affiant Signature

Date 3-21-2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of March, 2025.

Notary's Signature

MY COMMISSION EXPIRES:

