Karen Johnson Davidson County
Batch# 1254643 DEEDQC
04/01/2025 08:51:30 AM 9 pgs
Fees: $47.00 Taxes: $0.00
20250401-0024407

This Instrument Prepared By:
SPENCER FANE LLP (APP)
511 Union Street, Suite 1000
Nashville, Tennessee 37219

QUITCLAIM DEED

Address New Owner(s)	**Send Tax Bills To:**	**Map & Parcel No.:**
Thompson Equity Partners, LLC 7594 George E Horn Road Nashville, TN 37221	New Owner	081-15-0A-002.00-CO

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **RONALD B. THOMPSON, SR.,** a married man ("Thompson Sr"), **GAIL THOMPSON**, a married woman ("G. Thompson"), **RONALD B. THOMPSON, JR.**, a married man ("Thompson Jr") and **RONALD B. THOMPSON, III**, a single man ("Thompson III;" Thompson Sr., G. Thompson, Thompson Jr and Thompson III are collectively referred to herein as the "Grantor"), does hereby quitclaim, transfer and convey unto **THOMPSON EQUITY PARTNERS, LLC**, a Tennessee limited liability company ("Grantee"), and Grantee's successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land located in Nashville, Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto and incorporated by this reference (the "Property").

The Grantor makes no representations or warranties whatsoever with regards to the Property or the Grantor's interest therein. Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. This is improved property known as 1515B 21st Avenue North, Nashville, Davidson County, Tennessee 37208. 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. The attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument is prepared without the benefit of title search or abstract and the preparer gives no opinion as to title. This instrument may be executed in counterparts.

Angela Thompson hereby joins in this Quitclaim Deed for the purpose of conveying her marital interest in the Property.

[Signatures on next page]

[Signature page of Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 31st day of March, 2025.

GRANTOR:

Ronald B. Thompson, III

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Ronald B. Thompson, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 31st day of March, 2025.

Jacqueline G Brown
Notary Public

My Commission Expires: 11-3-25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

[Signature page of Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 31st day of March, 2025.

GRANTOR:

Ronald Thompson Jr.
Ronald B. Thompson, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Ronald B. Thompson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 31 day of March, 2025.

Jacqueline G Brown
Notary Public

My Commission Expires: 11-9-25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

[Signature page of Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 31st day of March, 2025.

GRANTOR:

Angela Thompson

Angela Thompson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Angela Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 31 day of March, 2025.

Jacqueline G Brown

Notary Public

My Commission Expires: 11-3-25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

[Signature page of Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 31st day of March, 2025.

GRANTOR:

Ronald B. Thompson, Sr.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Ronald B. Thompson, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 31 day of March, 2025.

Notary Public: Jacqueline G Brown

My Commission Expires: 11-3-25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

[Signature page of Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 31st day of March, 2025.

GRANTOR:

Gail Thompson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Gail Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 31st day of March, 2025.

Notary Public

My Commission Expires: 11-3-25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

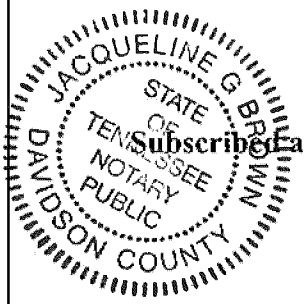
STATE OF TENNESSEE)

COUNTY OF Davidson

The actual consideration for this transfer is $0.

Andrea P. Perry

AFFIANT



Subscribed and sworn to before me, this 31st **day of March, 2025.**

Jacqueline G Brown

NOTARY PUBLIC

My Commission Expires: 11-9-25

Exhibit A

[Legal Description]

Land in Davidson County, Tennessee, being Unit No. 1515B on the plan of 1515 21st Avenue Homes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 1515 21st Avenue Homes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20161117-0121560, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to THOMPSON EQUITY PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from ELITE NASHVILLE DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20180214-0014448, dated February 13, 2018, said Register's Office.

Being further conveyed to RONALD B. THOMPSON, SR., A MARRIED PERSON, GAIL THOMPSON, A MARRIED PERSON, RONALD B. THOMPSON, JR., A MARRIED PERSON AND RONALD B. THOMPSON, III, A SINGLE PERSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by quitclaim deed from THOMPSON EQUITY PARTNERS, LLC, of record in Instrument No. 20180629-0063000, dated June 22, 2018, said Register's Office.

CERTIFICATE OF AUTHENTICITY

I, Sam J. McAllester III 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 31, 2025 (date of document).

Affiant Signature

3/31/25
Date

STATE OF TENNESSEE

COUNTY OF Davidson

Sworn to and subscribed before me this 31st day of March, 2025.

Kimberley J. Raymond
Notary's Signature

My Commission Expires: 5-5-25.

KIMBERLEY J. RAYMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY