Karen Johnson Davidson County
Batch# 1254894 DEEDQC
04/01/2025 02:51:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20250401-0024762

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	092-02-0H-002.00

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, III,** a single man ("Thompson III") and **RONALD B. THOMPSON, JR.**, a married man ("Thompson Jr;" Thompson III and Thompson Jr. 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 2501B Scovel Street, 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 21 day of March, 2025.

GRANTOR:

Ronald B. Thompson, III

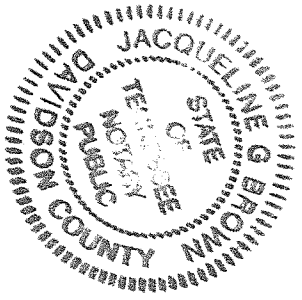
STATE OF TENNESSEE
COUNTY OF Davidson

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 21 day of March, 2025.

Notary Public

My Commission Expires: 11-3-25



[Signature page of Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 21st 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 21 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 21st day of March, 2025.

GRANTOR:

Ronald B 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 21 day of March, 2025.

Jacqueline G Brown
Notary Public

My Commission Expires: 11-3-25

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF Davidson

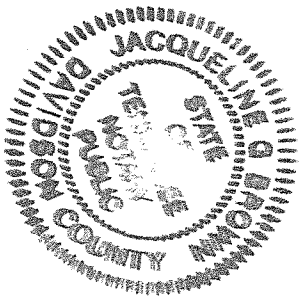
The actual consideration for this transfer is $0.

AFFIANT

Subscribed and sworn to before me, this 27 day of March, 2025.

NOTARY PUBLIC

My Commission Expires: 11-3-25



NSH 3065495.1

Exhibit A

[Legal Description]

Land in Davidson County, Tennessee, being Unit No. B on the plan of 2501 Scovel Commons, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 2501 Scovel Commons, a Horizontal Property Regime with Private Elements of record in Instrument No. 20170928-099617 and amended in Instrument No. 20200504-0046332, 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 RONALD B. THOMPSON III, UNMARRIED AND RONALD B. THOMPSON JR., MARRIED, AS JOINT TENANTS, by deed from TITUS YOUNG REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20180702-0064102, dated June 28, 2018, said Register's Office.

Certificate of Authenticity

I, Melissa Goetz, 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 03-21-2025.

Date

Affiant Signature

04-01-2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 01 day of April, 2025.

Notary's Signature

My Commission Expires: 07-18-2025

Date

Notary's Seal (if on paper)

LISA FARRIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 18 2028
COUNTY OF ROBERTSON