Karen Johnson
Batch # 1256975
04/07/2025 08 46 42 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250407-0025959

QUITCLAIM DEED

FROM: Thomas D. Ambrose, Jr.

TO: Jerri M. Ambrose

This instrument prepared by:
L.R. DeMarco
Attorney at Law
107 Music City Circle, Suite 200
Nashville, TN 37214
(615) 256-6681
LRDeMarco.Attorney@gmail.com

Address of New Owner(s)	Send Tax Bills To:	Map-Parcel Numbers:
Jerri M. Ambrose 605 Farview Drive Madison, TN 37115	Suntrust Mortgage P. O. Box 305110, 7th Floor Nashville, TN 37230-5110	Map 043-06 Parcel 357

AFFIDAVIT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned, after being duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of an Agreed Order Modifying Final Decree of Divorce in that certain case styled Jerri Michelle Ambrose v. Thomas David Ambrose, Jr. Docket No.: 23D-580, Third Circuit Court for Davidson County, Tennessee, and that there was no other consideration given for the transfer.

Jerri M. Ambrose
AFFIANT

SWORN to and subscribed before me this 13th day of March, 2025

L. R. DeMARCO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 10-4-27

FOR AND IN CONSIDERATION OF the sum of Ten Dollars and .00/100 ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in accordance with the terms and conditions of the Agreed Order Modifying Final Decree of Divorce in that certain case styled Jerri Michelle Ambrose v. Thomas David Ambrose, Jr. Docket No. 23D-580 Third Circuit Court for Davidson County, Tennessee, Thomas D. Ambrose, Jr. has bargained and sold, and by these presents, does transfer, quitclaim, and convey unto the said Jerri Michelle Ambrose as grantee, her heirs, successors, and assigns, all of his right, title, and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Farview Heights, as of record in Book 4660, Page 180, Register's Office for Davidson County, Tennessee, and being a re-subdivision of part of Lot No. 32 on the Map of Dixie Pure Food Company's Sub-division as of record in Book 161, page 113, Register's Office for Davidson County, Tennessee, and Parcel C, in Farview Subdivision, Section 2, of record in Book 3600, page 6, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to Thomas D. Ambrose Jr., and wife, Jerri M. Ambrose, by Warranty Deed from New Millennium Builders, LLC dated June 28, 2004, of record in Instrument No. 20040701-0078528 Register's Office for Davidson County, Tennessee.
>
> Thomas D. Ambrose, Jr. and Thomas David Ambrose, Jr. are one and the same person. Jerri M. Ambrose and Jerri Michelle Ambrose are one and the same person.

This is improved property located at 605 Farview Drive, Madison, Tennessee 37115.

WITNESS my hand this 27th day of March, 2025.

THOMAS D. AMBROSE, JR.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, THOMAS D. AMBROSE, JR. 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 for the purposes therein contained.

WITNESS my hand, at office, this 27th day of March, 2025.



Barbara Fisher Henry
NOTARY PUBLIC

My Commission Expires: 1/22/2029

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed, and the preparer of this instrument shall not be held responsible for any matter that could have been resolved by a title examination, survey, or settlement.