Karen Johnson Davidson County
Batch# 1271522 DEEDQC
05/09/2025 01:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250509-0036704

This Instrument Prepared by and Returned To:
D. Dylan Potter, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Adrian D. Thompson 3506 Sanford Avenue Nashville, TN 37211	SAME	133-06-077.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid I, **Rachel Gilleland, do hereby quitclaim** and by these presents do transfer and convey all of my right, title and interest unto **Adrian D. Thompson,** their successors and assigns to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 and 23 on the Plan of D.M. Mincy's Addition of Flat Rock, as shown by plat and survey of record in Plat Book 547, Page 24, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Adrian D. Thompson and Rachel Gilleland, as Tenants in Common with Right of Survivorship, by Warranty Deed from Cortney M. Lawrence, unmarried, of record in Instrument No. 20140728-0066583 Register's Office for Davidson County, Tennessee, dated November 23, 2021. This Quitclaim Deed is pursuant to the Marital Dissolution Agreement incident to the parties' divorce in Davidson County, Circuit Court, docket # 25D564.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This deed was prepared based on information provided by the parties and without benefit of a title search.

This improved property is known as 3506 Sanford Avenue, Nashville, TN 37211.

Witness my hand this 9th day of May, 2025.

Rachel Gilleland

RACHEL GILLELAND

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Rachel Gilleland,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of May, 2025.

Commission expires:

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 9th day of May, 2025.

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

Notary Public

Certificate of Authenticity

I, Joseph White, 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 5/9/25.

Date

Affiant Signature

5/9/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of May, 2025.

Notary's Signature

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/21/2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)