This Instrument Prepared By and
When Recorded Please Return to:

John C Bobbitt
101 Springhouse Ct , Suite 202
Hendersonville, TN 37075

Karen Johnson
Batch # 1306447
08/06/2025 02 19 25 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250806-0062495

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Anthony L Thompson, Sr , Casandra Thompson, & Nicole Carter 269 Cedarcreek Drive Nashville, TN 37211	NEW OWNER	173-01-0/018 00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10 00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Anthony L. Thompson, Sr.** "the Grantor," conveys and quitclaims unto **Anthony L. Thompson, Sr., and Casandra Thompson, husband and wife, and Nicole Carter, a single woman, with rights of survivorship** "the Grantees," all of Grantor's interest in the following described real estate in Davidson County, Tennessee·

Lot 97, on the Plan of Cedarwood Estates, Section 2, as of record in Book 4860, Page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Anthony L. Thompson, Sr , unmarried by Warranty Deed from Donald D Kyker and wife, Cynthia G Kyker, dated July 20, 2000, and recorded on August 1, 2000, in Instrument No 20000801-0075837 in the Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 6 day of August, 2025

Anthony L. Thompson Sr. (SEAL)
Anthony L. Thompson, Sr.

STATE OF TENNESSEE)
)
COUNTY OF Sumner)

Personally appeared before me, a Notary Public in and for said State and County, **Anthony L. Thompson, Sr**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

WITNESS my hand and official seal this 6 day of August, 2025

Notary Public
My commission expires 12-1-27

JOHN C BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value whichever is greater, for this transfer is **$0.00**

Anthony L. Thompson
(Affiant)

Notary Public My commission expires 12-1-27

JOHN C BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER