Prepared and requested by:
Bell Law Settlement Services, LLC
112 30th Ave N Nashville, TN 37203

Name and Address of New Owner:
Shirley Ann Thompson
1509 Emerald Bay Boulevard
Nashville, TN 37189

Send Tax Bills To: NEW OWNER

Parcel ID:080-03-0-044

Karen Johnson Davidson County
Batch# 1330206 DEEDQC
10/03/2025 12:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251003-0079045

Quitclaim Deed

I, **Quality Clean Construction Inc LLC, a Tennessee Limited Liability Company** , for consideration paid and in full consideration of **DOLLARS ($10.00)**, hereby grant with **QUITCLAIM COVENANTS** To **Shirley Ann Thompson** , now of **3353 Olsen Lane, Nashville, TN 37218**, all their interest in the following described real estate in Davidson County, Tennessee

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 503, on the Plan of Bordeaux Hills, Section 8, as of record in Book 4175, Page 113, Register's Office for said County.

Said Lot No. 503 fronts 55.0 feet on the southwesterly side of Olsen Lane and extends back 89.25 feet on the northwesterly line and 138.4 feet on the southeasterly line to a dead line in the rear, measuring 73.69 feet thereon.

Being the same property conveyed to Shirley Ann Thompson by Quitclaim Deed dated February 12, 2003 from Lizzie Sue Hyde, recorded February 14, 2003 in Instrument No. 20030214-0020399 in the Register's Office.

Being the same property conveyed to Shirley Thompson and Quality Clean Construction, Inc. by QuitClaim Deed from Shirley Thompson, dated March 20, 2025 and recorded on March 21, 2025, of record as Instrument No. 20250321-0021050, in the Register's Office for Davidson County, Tennessee.

Property Address: 3353 Olsen Lane, Nashville, TN 37218

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of July, 2025.

Quality Clean Construction

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of July, 2025, before me personally appeared Edric Sobari Simmons as Managing Member of Quality Clean Construction, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office at Nashville Tennessee, this 1st day of October, 2025.

Notary Signature
My commission expires: 3/6/29

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 1st day of October, 2025.

Notary Signature
My commission expires: 3/6/29

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 October 3, 2025 (date of document)

Affiant Signature

October 3 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 3 day of October, 20 25

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202510030079045