Karen Johnson Davidson County
Batch# 1336051 DEEDQC
10/20/2025 01:24:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251020-0083418

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
21 Platform Way South, Suite 3500
Nashville, TN 37203

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James Wesley Rupley and Anna Sydney Rupley, Co-Trustees 501 S. Wilson Boulevard Nashville, TN 37205	James Wesley Rupley and Anna Sydney Rupley, Co-Trustees 501 S. Wilson Boulevard Nashville, TN 37205	103 16 0 094.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, JAMES W. RUPLEY and SYDNEY RUPLEY (collectively, "Grantor"), hereby quitclaim and convey unto JAMES WESLEY RUPLEY and ANNA SYDNEY RUPLEY, CO-TRUSTEES of the RUPLEY COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all our right, title and interest in the property in Davidson County, Tennessee described as follows:

Land located in Nashville, County of Davidson, State of Tennessee, being part of Lot No. 24 and all of Lot No. 25 on the Map of Kimpalong Place in Harding Road Section, as of record in Book 547, Page 18, Register's Office for said County, to which Plat reference is hereby made for a more complete legal description, described as follows:

Beginning on the Southwest corner of Wilson Avenue and Kimpalong Road; thence, Westwardly, with the Southerly margin of Kimpalong Road, 194 feet to the Northeast corner of Lot No. 23; thence, with the Easterly line of Lot No. 23, Southwardly 100 feet to the Northwest corner of the property conveyed to Harry A. Isaacs, Jr., and wife, by Deed from Dan M. Post and wife, of record in Book 1199, Page 140, said Register's Office; thence, with Isaac's Northerly line, Eastwardly 212 feet, more or less, to the Westerly margin of Wilson Avenue at the corner of Lots Nos. 24 and 25; thence, with said Avenue, Northwardly 90 feet to the Beginning.

Being the same property conveyed by deed of record as Instrument #20211022-0142024, Register's Office for Davidson County, Tennessee. Reference is also made to Scrivener's Affidavit of record as Instrument #20211028-0144700, said Register's Office.

Being property known as 501 S. Wilson Boulevard, Nashville Tennessee.

[The remainder of this page is intentionally left blank. See signature page to follow.]

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 14 day of July, 2025.

JAMES W. RUPLEY

SYDNEY RUPLEY

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, James W. Rupley and Sydney Rupley, the within named bargainors, 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 14th day of July, 2025.

Notary Public

My Commission Expires:
May 8, 2029

JENNIFER LEAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 8, 2029

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me
this 14th day of July, 2025.

Notary Public

My Commission Expires:
May 8, 2029

JENNIFER LEAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 8, 2029

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Tennessee Certification of Electronic Document

I, Alex Maxfield, 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 06/14/2025 (date of document).

Affiant Signature

10/20/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

