Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Adam Wright 936 A Delmas Ave Nashville, TN 37216	MAP / PARCEL No 105 09 0 272 00	Same as New Owner
This instrument prepared by: Peter C. Sales, Bradley Arant Boult Cummings LLP 1221 Broadway, Suite 2400, Nashville, Tennessee 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **CW BUILDING GROUP, LLC,** a Tennessee limited liability company (the "Grantor"), by these presents hereby sells, assigns, and quitclaims to **ADAM WRIGHT**, an individual (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest, if any, in and to certain land located in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is improved property known as 0 Wade Ave, Nashville, Davidson County, Tennessee.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Karen Johnson Davidson County
Batch # 1337141 DEEDQC
10/22/2025 10 30 04 AM 3 pgs
Fees $17 00 Taxes $0 00
20251022-0084083

STATE OF TN
COUNTY OF Davidson

The actual consideration for this transfer is $0.00

Affiant

Subscribed and sworn to before me this 28 day of September, 2025

GARRETT ANDERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXP. JAN. 24, 2028

Notary Public
My Commission Expires: 1-24-28

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this _____ day of September, 2025.

GRANTOR:

CW BUILDING GROUP, LLC,
a Tennessee limited liability company

By: _____
Name: MATTHEW WHITE
Title: OWNER

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, Matthew White, a Notary Public, Garrett Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Owner of CW BUILDING GROUP, LLC, a Tennessee limited liability company, the within named bargainor, and that he, as such Owner, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 28 day of September, 2025.

_____
Notary Public
My Commission Expires. 1-24-28

GARRETT ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXP. JAN. 24, 2028

Exhibit A

Description of Property

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of William A. Roache's Subdivision of Lot No. 9 in Jones & Dudley's Addition of record in Plat Book 421, Page 194, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to William H. Simpson and wife, Jennie W Simpson and Jemmia W. Riley by Warranty Deed from Ruby Christine Cross of record in Book 1882, page 545, Register's Office for Davidson County, Tennessee, dated September 18, 1950 and recorded on September 22, 1950

The said Jemmia W. Riley aka Jemima Webb Riley became deceased on February 25, 1966 thereby vesting all of her interest in and to the subject property in her daughter and sole heir-at-law, Jennie W. Simpson. See Affidavit of Heirship of record in Instrument No. 202401310006885.

The said Jennie W. Simpson became deceased thereby vesting all of her interest in and to the subject property in her husband, William H. Simpson, as the surviving tenant by the entirety.

The said William H. Simpson became deceased, as per the terms of his Last Will and Testament of record in Book 7209, Page 679, Register's Office for Davidson County, Tennessee, he devised all his interest in and to the subject property to his sister, Georgia Compton Sutton.

Being a portion of the same property conveyed to Georgia Compton Sutton and Edward Sutton, Jr., wife and husband, joint tenants with rights of survivorship by Quitclaim Deed from Georgia Compton Sutton of record in Instrument Number 20110701-0050838, Register's Office for Davidson County, Tennessee, dated June 24, 2011 and recorded on July 01, 2011.

The said Georgia Compton Sutton became deceased on July 24, 2015, thereby vesting all of her interest in and to the subject property in her husband, Edward Sutton, Jr., as the surviving tenant by the entirety.

The said Edward Sutton, Jr. became deceased on November 04, 2022, as per the terms of his Last Will and Testament of record at Docket No. 23P1705 in the Probate Court for Davidson County, Tennessee, he named Deidre Anese Hughes as his personal representative, thereby giving her the authority to administer and sell the property as part of his estate.

BEING THE SAME PROPERTY CONVEYED TO CW BUILDING GROUP, LLC BY WARRANTY DEED FROM THE ESTATE OF EDWARD SUTTON JR , IN INSTRUMENT NO 20240131-0006886, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO ADAM WRIGHT BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. _____ IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.