Prepared By
Name: Estate House Law, PLLC
Address: 1831 12th Ave S. #399
Nashville
State: TN Zip Code: 37203

After Recording, Mail Document To Owner/Responsible Taxpayer

Name: Chelsea Curtis and Derek Thompson
Address: 2601 Batavia St.
Nashville
State: TN Zip Code: 37208

Map and Parcel ID #: 092-06-0-472.00

Karen Johnson Davidson County
Batch# 1340611 DEEDQC
10/31/2025 08:09:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251031-0086645

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE
Davidson COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars ($ 10.00) in hand paid to a Chelsea Curtis (aka Chelsea B. Curtis), a now married woman, (hereinafter known as the "Grantor(s)") hereby remise, release and forever quitclaim to Chelsea B. Curtis and Derek A. Thompson, Trustees of the Curtis-Thompson Family Trust dated October 24, 2025, and any amendments thereto (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Legal Description Insert:

Land in Davidson County, Tennessee, being Lot No. 68 on the Map of Faulconer and Ashcrafts Subdivision, Lots 18 and 19, Boyd McNairy Tract, according to survey and plat of record in Book 57, Page 121, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Chapman Development, LLC, a Tennessee Limited Liability Company by Warranty Deed from Kwame Asare and Serwaa Asare, husband and wife, of record in Instrument No. 20180124-0007454, Register's Office for Davidson County, Tennessee, dated January 22, 2018 and recorded on January 24, 2018.

Being the same property conveyed to JMR Investments, LLC, a Tennessee Limited Liability Company by Warranty deed from Chapman Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200504-0046230 Register's Office for Davidson County, Tennessee, dated April 24, 2020 and recorded on May 04, 2020.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Map of record in Book 57, Page 121, Register's Office for Davidson County, Tennessee.
- Agreement of Dedication of Public Right-of-Way of record in Instrument Number 20200527-0054683, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: 2601 Batavia St., Nashville, TN 37208

Being same property conveyed in Instrument 20201211 0145892

Grantor's Signature

Chelsea Curtis
Grantor's Name

STATE OF TENNESSEE

COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chelsea B. Curtis whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, executed the same voluntarily on the day the same bears date.

Given under my hand this 24th day of October, 2025

Notary Public

My Commission Expires: 11/8/27

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

I/We hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $10.00.

Affiant

STATE OF TENNESSEE

COUNTY OF DAVIDSON)

Subscribed and sworn to before me this 24th day of October, 2025

Notary Public
My Commission Expires: 11/8/27

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

Tennessee Certification of Electronic Document

I, Katherine Stauffer, 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 10/24/25 (date of document).

Affiant Signature

10/24/25
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 24 day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-9-27

NOTARY'S SEAL

