Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The Ambrose Community Property Trust dated February 5, 2026 925 Dorset Drive Brentwood, TN 37027	**159 10 0B 010.00**	**Same**

Karen Johnson Davidson County
Batch # 1377182 DEEDQC
02/09/2026 08:05:11 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260209-0008976

This instrument prepared by: Carter Shelton Jones
2021 Richard Jones Road, Suite 240, Nashville, TN

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Sterling R. Ambrose and Mary Beth Ambrose, husband and wife** (the "Grantors") hereby convey, transfer, assign, and quitclaim to **The Ambrose Community Property Trust dated February 5, 2026** (the "Grantee"), Grantee's successors and assigns, all of the right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **925 Dorset Drive, Brentwood, TN 37027.**

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

Grantors and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian Shelton or Carter Shelton Jones,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 5th day of February, 2026.

KATIE CESERETTI NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public
My Commission Expires: 06/20/2027

PLC perform a title examination; and that neither Brian Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 5th day of February, 2026.

Sterling R. Ambrose

Mary Beth Ambrose

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sterling R. Ambrose and Mary Beth Ambrose**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 5th day of February, 2026.

Notary Public

My Commission Expires:
06/20/2027

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot No. 10 on the plan of Dorset Park, as shown on plat of record in Instrument 200806260065807, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Sterling R. Ambrose and Mary Beth Ambrose, husband and wife, by deed of record as Instrument Number 20141217-0115321, in the Register's Office for Davidson County, Tennessee.