Karen Johnson Davidson County
Batch# 1385203 DEEDQC
02/25/2026 12:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260225-0014955

Address of New Owner:
James Eric Ethridge
Monica Leigh Ethridge
210 Hasty Dr.
Goodlettsville, TN
37072

Record & Return to and
This Instrument Prepared By:
BLAKE GARNER, Attorney
Trinity Title LLC
401 W Main Street #200
Murfreesboro, TN 37130

PREPARED FROM INFORMATION PROVIDED BY THE PARTIES – A TITLE SEARCH WAS NOT PERFORMED

Send Tax Statements To:
James Eric Ethridge
Monica Leigh Ethridge
210 Hasty Dr.
Goodlettsville, TN
37072

From Information Furnished By
The Parties

Tax Map/Parcel: 025-14-016.00 and 097-001.00

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 DOLLARS ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, **James Eric Ethridge, Married,** has/have this day bargained and sold and hereby conveys and quitclaims unto **James Eric Ethridge and Monica Leigh Ethridge, Husband and wife** their heirs and assigns, forever, all of his right, title and interest in and to that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Tract 1:

Land in Davidson County, Tennessee being Lot 41 on the Plan of Solitude Acres, Part II, Section II of record in Book 3400, page 138, Register's Office for Davidson County, Tennessee. Said Lot No. 41 front 171 feet on the westerly margin of Hasty Drive and extends back 264.16 feet on the southerly line and 257.64 feet on the northerly line to a line in the rear measuring 134.32 feet there.

Being the same property conveyed to Arthur R. Ethridge and wife, Patsy A. Ethridge by Special Warranty Deed from Secretary of Veterans Affairs, an Officer of the United States of America, whose address is U.S. Department of Veterans Affairs, Washington, D.C. dated April 20, 1993 and appearing of record in Instrument Number 00008923-0000531 in the Register's Office for Davidson County, Tennessee.

The Map and Parcel Number for this property is 025-14-016.00

Tract II:

Land in Davidson County, Tennessee being Lot No. 1, Section Three on the Plan of Percy Priest Meadows of record in Plat Book 6250, page 856 and revised in Plat Book 6050, page 337 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more completed legal description.

Being the same property conveyed to Patsy Ethridge by Warranty Deed from Daniel M. Smith and wife, Kelly A. Smith dated February 27, 2003 and appearing of record in Instrument Number 20030304-0028514 in the Register's Office for Davidson County, Tennessee.

The Map and Parcel Number for this property is 150-02-218.00

The said Arthur R. Ethridge passed away on or about November 17, 2015 leaving Patsy A. Ethridge the sole surviving tenant by the entirety. The said Patsy A. Ethridge aka Patsy Ethridge passed away on or about December 1, 2020. See Muniment of Title of record in Instrument Number 20251209-0097987 and Last Will and Testament of Patsy Ann (Hinson) Ethridge of record in Instrument Number 20251209-0097985 both in the Register's Office for Davidson County, Tennessee. Decedent devised the rest, residue and remainder of her estate, whether real, personal or mixed unto her son, James Eric Ethridge, to be his and his alone. Estate Case No. 25P1959, Chancery Court, Davidson County, Tennessee.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 10th day of February, 2026

James Eric Ethridge

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared James Eric Ethridge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this 10th day of February, 2026

BRIANA HAMPTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Briana Hampton

NOTARY PUBLIC
My Commission Expires: 2/18/2029

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is none.

AFFIANT

SWORN to and subscribed before me this 10th day of February, 2026

Briana Hampton
NOTARY PUBLIC

My Commission Expires: 2/18/2029

BRIANA HAMPTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Aimee Cain, 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 February 10, 2026.

Date

Aimee Cain

Affiant Signature

February 25, 2026

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 25 day of February, 2026.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 3-18-2028
RUTHERFORD COUNTY