Karen Johnson Davidson County
Batch# 1393874 DEEDQC
03/17/2026 10:30:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260317-0021135

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF March, 2026.

Notary Public

MY COMMISSION EXPIRES: 2/27/2029

(AFFIX SEAL)

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Exp. 2/27/2029
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, TN 37215

This Instrument was prepared by information provided by the parties, and no title search was performed by Music City Title & Escrow, Inc.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janet Thompson Matthew Thompson Andrew Thompson	Same	**MAP & PARCEL** Map 104-15 Parcel 55
2623 Ashwood Ave. Nashville, TN 37212	Same	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **JANET D. THOMPSON, a widow**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **JANET D. THOMPSON, A WIDOW, MATTHEW THOMPSON, A MARRIED MAN, AND ANDREW THOMPSON, A MARRIED MAN**, HEREINAFTER CALLED GRANTEES, ALL OF OUR OWNERSHIP INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT TO GRANTEES, AND GRANTEES' HEIRS AND ASSIGNS:

Being part of Lot No. 43 on the Plan of Sunset Park Subdivision of record in Book 332, page 132, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 43, which is a corner lot, fronts 50.0 feet on the southerly margin of West Ashwood Avenue and fronts 160.5 feet on the easterly margin of Natchez Trace (formerly 28th Avenue South and erroneously referred to in a prior deed as 25th Avenue South) and extends back 160.5 feet on the easterly line to a 48 foot line at the rear.

Being the same property conveyed to Harold R. Thompson and wife, Janet D. Thompson, by Warranty Deed from Patricia L. Stanley, married, dated March 10, 1994, of record in Book 9277,

Page 872 and recorded in the Register's Office for Davidson County, Tennessee on March 14, 1994.

This is improved property located at 2623 Ashwood Avenue, Nashville, Davidson County, Tennessee.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 16th day of March 2026.

GRANTOR:

Janet D. Thompson

STATE OF TENNESSEE)
COUNTY OF)

Before me, Ashley S. Rudy of the state and county mentioned, personally appeared Janet D. Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and executed the foregoing instrument for the purposes therein contained.

Notary Public
My Commission Expires: 2/27/2029



Certificate of Authenticity

I, Ashley Rudy, 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 3/16/2026 (date of document).

Affiant Signature

Date: 3/16/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 16th day of March, 2026.

Notary's Signature
My Commission Expires: 9/3/2029

Alexandra McDaniel
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/03/2029
DAVIDSON COUNTY