QUITCLAIM DEED

Karen Johnson
Batch # 1436650
06/22/2026 03:36:16 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260622-0056140

G-P-22-319/MM QCD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF Jun, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners PLLC
2012 21st Avenue S
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Shawn Bishop and husband, Kyle Bishop	**SAME AS NEW OWNER**	
(NAME) **319 Maple Street,**	(NAME)	**043-13-0-104.00**
(ADDRESS) **Madison, TN 37115**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHAWN B. THOMPSON N/K/A SHAWN BISHOP,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **SHAWN BISHOP AND HUSBAND, KYLE BISHOP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 17, Block "C" on the Plan of Forest Park Subdivision of record in Plat Book 843, Page 44, 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 the same property conveyed to Shawn B. Thompson, an unmarried woman by Warranty Deed from Emily Hoener, an unmarried woman of record in Instrument No. 20220720-0082912, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **319 Maple Street, Madison, Tennessee 37115**.

Witness my/our hand(s) this the 17 day of June, 2026.

Shawn Bishop

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHAWN BISHOP, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17 of June, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

RETURN TO:
Rudy and Partners PLLC
2012 21st Avenue S
Nashville, TN 37212