Karen Johnson Davidson County
Batch# 1448847 DEEDQC
07/17/2026 12:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260717-0064931

QUITCLAIM DEED

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 16 DAY OF July, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/12/2030 DAVIDSON COUNTY KARA L. WALL

W-BR-25-304

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sylvan Heights Property LLC, a Tennessee limited liability company	**SAME AS NEW OWNER**	
(NAME)	(NAME)	**092-13-0-374.00**
304 35th Ave,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **JUSTIN SIMPSON, AN UNMARRIED PERSON**, hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **SYLVAN HEIGHTS PROPERTY LLC, A TENNESSEE LIMITED LIABILITY COMPANY** 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. 108 on the Map of Hortense Place as of record in Plat Book 161, Page 167, in the Register's Office for Said County.

Said Lot Number 108 fronts 50 feet on the Easterly side of Woodfin Street or 35th Avenue North and runs back between parallel lines 150 ft to an alley.

Being the same property conveyed to J. David Pearson by Warranty Deed from Fred Woodrow Buchanan, a single man of record in Instrument No. 20220223-0020593 Register's Office for Davidson County, Tennessee, dated February 11, 2022 and recorded on February 23, 2022.

Being the same property conveyed to Justin Simpson, an unmarried person by Warranty Deed from J. David Pearson of record in Instrument No. 20250708-0053674, 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: **304 35th Ave, Nashville, Tennessee 37209**.

Witness my/our hand(s) this the 16 day of July, 2025

Justin Simpson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUSTIN SIMPSON, 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 27th of June, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

KAYLI WALL
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires 9/17/2029
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Kara Wall, 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 Jult 16, 2026.

Date

Affiant Signature

7/16/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of July, 20 26.

Notary's Signature

JACOB MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

My Commission Expires: _____

Date

Notary's Seal (if on paper)