Quit Claim Deed

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ 0

Affiant

Subscribed and sworn to before me this the 27th day of July, 2026

Notary Public
My Commission Expires: 10/4/2027

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Karen Johnson
Batch # 1451853
07/27/2026 01:21:20 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260727-0068127

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
Marketplace Title and Escrow, LLC.
709 Hagan Street
Nashville, Tennessee 37203

Address of New Owners:	Send Tax Bills To:	Map Parcel Numbers:
Lee E. Archibald, Jr. 17 Decatur Street Nashville, Tennessee 37210	NEW OWNER	93-16-389

KNOW ALL MEN BY THESE PRESENTS that **Timothy L. Wilson, Sr., a single man**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever transfer unto **Lee E. Archibald, Jr., a single man**, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract or parcel of land in **Davidson County, State of Tennessee**, and described as follows:

Land in Davidson County, Tennessee being the Northerly Thirty-five (35) feet of Lot Seven (7) , Block "G" of the Hermitage Addition, a plan of which is of record in Plat Book 57, Pages 42 and 43, Register's Office for Davidson County, Tennessee. Said Northerly Thirty-five (35) feet of Lot 7 lies on the East side of Decatur Street , and extends back Easterly between parallel lines and along the Southerly margin of an alley 150 feet, more or less to an alley in the rear.

Being the same property conveyed to Timothy L. Wilson, Sr., an unmarried man by Quit Claim Deed Deed from Lee E. Archibald, Jr., a single man, of record as Instrument 20260609-0052222 dated June 3, 2026 and recorded on June 9, 2026 in the Reister's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of records, (4) building restrictions, and (5) other matters of public record.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27th day of July, 2026.

Timothy L Wilson Sr.
Timothy L. Wilson, Sr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 27th day of July 2026, **Timothy L. Wilson,** before me personally appeared , to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of July 2026.

Notary Signature

My commission expires: 10/4/2027

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson