Karen Johnson Davidson County
Batch# 1474047 DEEDQC
09/16/2026 11:13:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260916-0086068

Name and Address of New Owner:
Michael Thompson
3212 Resha Lane
Nashville, TN 37218

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 070 13 0 028.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **TurnKey Builders, LLC, a Tennessee Limited Liability Company, and Edward Jones, an unmarried man,** "the Grantors," convey and quitclaim unto **Michael Thomspon, an unmarried man,** "the Grantee," all our right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, known as Lot No. 10 on the Plan of Resha Heights, of record in Book 1424, page 110, Register's Office for said County.
>
> Beginning at a point in the northerly margin of Resha Lane, said Point being the southwest corner of Lots No. 11 and 12 and the northwest corner of herein described lot; thence in a northeastwardly direction 258.0 feet to a 10 foot alley; thence southeastwardly with said alley 64 feet, more or less, to a point thence in a westwardly direction, 244.7 feet to the northerly margin of Resha Lane; thence with said lane in a northwestwardly direction, 62.5 feet to the point of beginning.
>
> Being the same property conveyed to TurnKey Builders LLC, a Tennessee Limited Liability Company, and Edward Jones by Warranty Deed from Ronald S. Pardue, a married man, dated March 31, 2022 and recorded April 6, 2022, in Instrument No, 20220406-0039776, in the Official Records of Davidson County, Tennessee.
>
> FOR INFORMATIONAL PURPOSES ONLY: Being improved property known as 3212 Resha Lane, Nashville, TN 37218.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 16th day of September, 2026.

Turnkey Builders, LLC

By: _____ (SEAL)
Percy A. Baker, Sole Member

_____ (SEAL)
Edward Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of September, 2026, before me personally appeared Percy A. Baker, Sole Member of TurnKey Builders, LLC and Edward Jones, 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 16th day of September, 2026.

ASHLYNN HENGEMIHLE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Signature
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

ASHLYNN HENGEMIHLE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Signature
My commission expires: 11/28/27

202609160086068

Tennessee Certification of Electronic Document

I, Ashlynn Depoy, 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 9-16-26.

Affiant Signature

9-16-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 16 day of September, 2026.

Notary Signature

My Commission Expires: 5/12/30

