Karen Johnson
Batch # 1478381
09/28/2026 02:28:45 PM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20260928-0089686

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

JANET D. THOMPSON, AFFIANT

Subscribed and sworn to before me, this 23 day of September 2026.

NOTARY PUBLIC

My Commission Expires: 01122130

MARIA GUILLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 22, 2030

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
JANET D. THOMPSON 2623 Ashwood Avenue Nashville, Tennessee 37212	New Owner	Map and Parcel No.: 104-15-0-055.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, **Janet D. Thompson, a widow, Matthew Thompson, a married man, and Andrew Thompson, a married man**, ("Grantor") do hereby quitclaim, transfer and convey unto **Janet D. Thompson, a widow**, all of our right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 2623 Ashwood Avenue, Nashville, Tennessee 37212, and more particularly described as follows:

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 Janet D. Thompson, a widow, Matthew Thompson, a married man, and Andrew Thompson, a married man, from Janet D. Thompson, a widow, by Quitclaim Deed recorded in the Register's Office of said county and state as Instrument No. 20260317-0021135.

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

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 23 day of September 2026.

Janet D. Thompson, Grantor

Matthew Thompson, Grantor

Andrew Thompson, Grantor

STATE OF TENNESSEE)

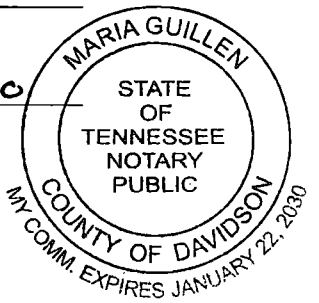
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Janet D. Thompson**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23 day of September 2026.

maria guillen
Notary Public

My Commission Expires: 01/22/30



STATE OF TENNESSEE)

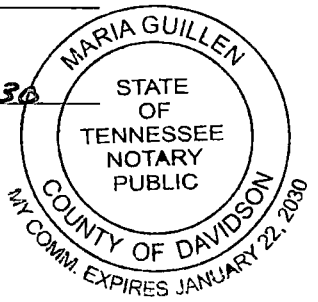
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Matthew Thompson**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23 day of September 2026.

maria guillen
Notary Public

My Commission Expires: 01/22/30



STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Andrew Thompson**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23 day of September 2026.

maria guillen
Notary Public

My Commission Expires: 01/22/30

