BILL GARRETT, Davidson County
Trans:T20150104350 DEEDQC
Recvd: 12/10/15 10:19 4 pgs
Fees:27.00 Taxes:0.00
20151210-0124272

This Instrument Prepared Without Title Search,
From Information Provided by the Parties, by:
DAVID KENNEDY, JR., ATTORNEY AT LAW
3052 Lebanon Road, Nashville, TN 37214
PH: (615) 883-4998

FROM: **JOHN W. STAGNER, JR., Executor for the ESTATE OF MARY HELEN STAGNER**

TO: David Kennedy, Jr., Trustee

AND

FROM: David Kennedy, Jr., Trustee

TO: **ADAM K. STAGNER, a single person**

ADDRESS NEW OWNER:
ADAM K. STAGNER
8312 Gordon Lane
Hermitage, TN 37076

SEND TAX BILLS:
SAME AS OWNER

MORTGAGEE:
NONE

MAP & PARCEL
07510013100

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and for other good and valuable consideration the receipt of which is hereby acknowledged, I, John W. Stagner, Jr., Executor for the Estate of Mary Helen Stagner [DOD: 04/26/2015 -- see Davidson County Probate Court, Case No. 15P-921], have bargained and sold and by these presents do quitclaim and convey unto David Kennedy, Jr., hereinafter called the Trustee, his successors and assigns, all of the Estate's right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 68 on the Plan of Hermitage Estates, of record in Plat Book 3300, Pages 70 and 71, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John W. Stagner by Deed from James N. Bartlett and wife, Carla L. Bartlett, of record in Book 5178, Page 724, Register's Office for Davidson County, Tennessee; and, being the same property subsequently conveyed by Quitclaim Deed dated March 9, 1980 from John W. Stagner to John W. Stagner and wife, Mary H. Stagner, to create a tenancy by the entirety. The said John W. Stagner became deceased on 09/18/2010, and Mary H. Stagner subsequently became deceased on 04/26/2015.

This conveyance is subject to any and all existing easements, setback lines, and restrictions of record.

This is improved real property located at 8312 Gordon Lane, Hermitage, Davidson County, Tennessee, 37076.

And now I, the said **David Kennedy, Jr., Trustee**, for the express purpose of carrying out the intent of this conveyance, as set out above, do hereby quitclaim and convey unto **ADAM K. STAGNER, a single person,** all of my right, title and interest in and to the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions, defects, if any, and encumbrances as may affect the premises, as set forth above.

IN WITNESS WHEREOF, we have hereunto set our hands this the 8th day of December, 2015.

JOHN W. STAGNER, JR., Executor
for the Estate of MARY HELEN STAGNER

DAVID KENNEDY, JR., Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **JOHN W. STAGNER, JR.**, Executor for the **ESTATE OF** MARY HELEN STAGNER. the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 8th day of December, 2015.

NOTARY PUBLIC

My Commission Expires: 01/09/2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the Undersigned Notary Public in and for said County and State, the within named **DAVID KENNEDY, JR., Trustee,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 8th day of December, 2015.

NOTARY PUBLIC

My Commission Expires: 01/09/2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is NONE.

AFFIANT

Subscribed and sworn to before me this 8th day of December, 2015.

NOTARY PUBLIC

My Commission Expires: 01/09/2018

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.