39B

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Bill Garrett Davidson County
Batch# 90537 DEEDQC
05/09/2018 02:41:27 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180509-0044609

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Richard C. Stokes and Sara-Jane Stokes, husband and wife,** hereinafter called the **Grantor,** does hereby quitclaim unto **Sara-Jane Elizabeth Stokes, a married woman and Ned Kerstetter, a married man, as joint tenants with right of survivorship** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Dickson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee being Lot No. 84 on the Plan of Phase Two Delvin Downs, as RS-10 Residential P.U.D., as of record in Instrument No. 20160929-0102578, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Richard C. Stokes and Sara-Jane Stokes, husband and wife, by deed from Kashani Construction, LLC, a Tennessee limited liability company, dated July 14, 2017, of record in Instrument No. 20170720-0073165, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

The interest of this Quitclaim Deed is to vest title interest in said property solely in to **Sara-Jane Elizabeth Stokes, a married woman and Ned Kerstetter, a married man, as joint tenants with right of survivorship. It is the express intent of Richard C. Stokes to convey any and all interest, including marital interest, to the Grantees, and that he no longer have any interest in subject property.**

This is improved property, known as: 8045 Brockman Lane, Nashville, TN 37211

WITNESS THE EXECUTION HEREOF this 30 day of April, 2018.

Richard C. Stokes

Richard C. Stokes

State of Tennessee)
County of Davidson)

On this 30th day of April, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Richard C. Stokes**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

DESIREE D. MAXWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11/3/2020

WITNESS THE EXECUTION HEREOF this 2nd day of May, 2018.

Sara-Jane Stokes

Sara-Jane Stokes

State of TENNESSEE)
County of DAVIDSON)

On this 2nd day of May, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Sara-Jane Stokes**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

State of TENNESSEE)
County of DAVIDSON)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$0.00.**

Affiant

Sworn and subscribed before me on this the 2nd day of May, 2018.

Notary Public

My Commission Expires: 3/8/22

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Sara-Jane Stokes 8045 Brockman Lane Nashville, TN 37211	Highlands Residential Mortgage 12001 N. Central Expressway #750 Dallas, TX 75243	173-10-0C-084.00