Karen Y Johnson Davidson County
Batch# 148042 DEEDQC
10/02/2018 02:52:07 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20181002-0097804

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
The Ryan Lee Stackhouse Living Trust 1503 Jones Avenue Nashville, TN 37207	New Owners	081-06-0-180.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Ryan Stackhouse, a married man***, by these presents does hereby quitclaim and convey unto **Ryan Lee Stackhouse and Angela Michelle Stackhouse, Co-Trustees of the Ryan Lee Stackhouse Living Trust U/A/D June 19, 2014,** his/her/their heirs, successors and assigns, his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Revised Section Two Normal Heights of record in Plat Book 2330, Page 54, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joseph Jackson and Gladys A. Jackson by Quitclaim deed from James R. Jackson of record in Instrument No. 20040210-0016154 Register's Office for Davidson County, Tennessee, dated February 10, 2004 and recorded on February 10, 2004.

Gladys A. Jackson died intestate October 6, 2017 having been predeceased by her husband Joseph Jackson and sons James Raleigh Jackson, Calvin Leon Jackson and Joseph Cornell Jackson. Her remaining heirs are daughter Sherrell Jackson Hurt and grandchildren Desarea Jackson, Descheta Jackson and LaKisha Jackson per Affidavits of Heirship recorded at 20180517-0045427 and 20180517-0045428.

Being the same property conveyed to Ryan Stackhouse, a married man by Warranty deed from Sherrell Jackson Hurt and Desarea Jackson and Descheta Jackson and Lakisha Jackson of record in Instrument No. 20180517-0047429 Register's Office for Davidson County, Tennessee, dated May 15, 2018 and recorded on May 17, 2018.

This is improved property also known as 2707 Buchanan St. Nashville, TN 37208.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 1st day of October, 2018.

Angela Michelle Stackhouse
Affiant

My commission expires:
(Affix Seal)

5-2-22

Notary Public

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 1st day of October, 2018.

Ryan Stackhouse

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Ryan Stackhouse**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 1st day of October, 2018.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022