This Instrument Prepared by:
Solomon Parks Title & Escrow
305B Indian Lake Blvd Ste 220
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 287985 DEEDQC
09/19/2019 08:20:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190919-0094919

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is: $0.00

Affiant

Subscribed and sworn to before me this 13 day of September, 2019.

Notary Public

GREGORY D. VAUGHER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel No.**
Greg Stinson 1405 Montgomery Ave Nashville, TN 37207	Same as New Owner	071-16-0-119.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Sandra Stinson, unmarried** has bargained and sold and does hereby quitclaim, transfer and convey all his rights, title and interest which he may have in the remaining described property to **Greg Stinson, single man** their heirs, successors and assigns, forever, being that property located and situated in **Sumner** County, Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of T.I. Ward Resubdivision of Lots Nos. 27-28-29-30-31-32-33-34-37-38-39-40-41-42-43-44-45-46-47-48 and 49 in Williams and Hayes Company Belleview Plan, of record in Plat Book 974, Page 48, 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 Greg Stinson and Sandra Stinson, tenants in common with right of survivorship by Warranty deed from Mathew M. Haley and Amber D. Haley of record in Instrument No. 20100607-0043934 Register's Office for Davidson County, Tennessee, dated June 01, 2010 and recorded on June 07, 2010.

This is improved property known as 1405 Montgomery Ave Nashville, Tennessee 37207.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purposes thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, I have hereunto set my hand and signature on this 13 day of September, 2019.

Sandra Stinson

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned Notary Public, personally appeared **Sandra Stinson,** who is known to me, 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, at office, this 13 day of September, 2019.

My Commission Expires:

4-17-23

NOTARY PUBLIC

GREGORY D. YADEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, Gregory D. Vadner, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

STATE OF Tennessee)
COUNTY OF Sumner)

Personally appeared before me, Rebecca Dohoda, a Notary Public for this County, Gregory D. Vadner, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-19-20

Rebecca A. Dohoda
Notary Public
State of Tennessee
Rutherford County