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

Karen Johnson Davidson County
Batch# 384412 DEEDQC
04/13/2020 11:14:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200413-0038205

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 3 day of April, 2020.

Notary Public

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel No.**
Kimberly Jayne Stinson Martin Baine Stinson 209 Foxley Court Nolensville, TN 37135	Same as New Owner	p/o 18600003300

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, **Kimberly J. Wiggins, an unmarried woman, Martin B. Stinson, an unmarried man** 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 **Kimberly J. Stinson and Martin B. Stinson, wife and husband** their heirs, successors and assigns, forever, being that property located and situated in **Davidson** County, Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 438 on the Plan of Final Plat of Burkitt Place, Phase 2D, Section 1, "Cluster Lot Subdivision" of record in Plat at Instrument No. 20111213-0097045, 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 Kimberly J. Wiggins, an unmarried woman, Martin B. Stinson, an unmarried man , as Joint tenants with right of Survivorship by Warranty deed from Drees Premier Homes Inc., an Ohio Corporation of record in Instrument No. 20121126-0108281 Register's Office for Davidson County, Tennessee, dated November 15, 2012 and recorded on November 26, 2012.

This is improved property known as 209 Foxley Court Nolensville, TN 37135.

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 3 day of April, 2020.

Kimberly J. Wiggins NKA Kimberly J. Stinson

Martin B. Stinson

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned Notary Public, personally appeared **Kimberly J. Wiggins NKA Kimberly J. Stinson and Martin B. Stinson,** who is known to me, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 2 day of April, 2020.

My Commission Expires:

4-17-23

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NOTARY PUBLIC

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