Karen Johnson Davidson County
Batch# 624556 DEEDQC
04/28/2021 12:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210428-0056755

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Jessica Stambaugh 4615 Log Cabin Road Nashville, TN 37216	New owner	061-08-0-136.00

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, **John E. Stambaugh, a married man***, by these presents do hereby quitclaim and convey unto, **Jessica Stambaugh, an unmarried woman,** her successors, representatives, and assigns, his rights, title and interest in and to the following described tract of land:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being parts of Lots Nos. 2 and 3 on the Plan of Mrs. A. J. McGaughey's Subdivision of Tract No. 2, second Haysboro Subdivision, as of record in Book 843, Page 71, Register's Office for said County, described as follows:

Beginning on the Southwesterly margin of Log Cabin Road at a point 32.7 feet Southeast of the corner of Lots Nos. 2 and 3; thence Southwestwardly 150.8 feet to the Northerly line of Lot No. 4, being 35 feet West of the corner of Lots Nos. 2 and 3; thence with the Northerly lien of said Lot No. 4 Westwardly 40 feet to the corner of Lots Nos. 1 and 2; thence with the line between said two lots Northwardly 160 feet to the most Southerly corner of the property conveyed to D. L. Jensen, by deed from Marie H. Drumright, of record in Book 1582, page 409, said Register's Office; thence with the Easterly line of the said Jensen property Northeastwardly 90 feet to the Southwesterly margin of Log Cabin Road; thence with said road Southeastwardly 133.7 feet to the beginning.

Being the same property conveyed to Jessica Stambaugh, an unmarried woman, and John E. Stambaugh, a married man, as joint tenants with rights of survivorship, by Warranty deed from Patrick Clay Drumright, unmarried and Joseph Dudley Drumright, married man and Charles Richard Drumright, married man in Instrument No. 20201218-0150512, Register's Office for Davidson County, Tennessee, dated December 11, 2020 and recorded on December 18, 2020.

Being also known as 4615 Log Cabin Road, Nashville, TN 37216.

*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 27th day of April, 2021.

Affiant

My commission expires: 3/6/24
(Affix Seal)

Notary Public

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 06, 2024

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this _____ day of April, 2021.

John E. Stambaugh

STATE OF Connecticut
COUNTY OF New London

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **John E. Stambaugh,** with whom I am personally acquainted (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 and seal this 20th day of April, 2021.

Notary Public

My Commission Expires:

KATIE E CASAGRANDE
NOTARY PUBLIC, STATE OF CONNECTICUT
My Commission Expires July 31, 2025

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

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