# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 690694 **DEEDQC**
08/04/2021 04:19:10 PM 6 pgs
Fees: $32.00 Taxes: $0.00

20210804-0105101

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Lequida Stansberry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th DAY OF AUGUST, 2021.

3-29-25
NOTARY PUBLIC

TIFFANY M. JOHNS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

**THIS INSTRUMENT WAS PREPARED BY:**
**TIFFANY M. JOHNS, 027860 -ATTORNEY AT LAW**
**128 Holiday Court, Suite 112, Franklin, TN 37067**

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| BETTY BAKER<br>261 CANA CIRCLE<br>NASHVILLE, TN 37205 | BETTY BAKER<br>261 CANA CIRCLE<br>NASHVILLE, TN 37205 | 129-11-0-A<br>261.00CO |

**FOR AND IN CONSIDERATION,** of the sum of TEN and NO/100 ($10.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Lequida Stansberry **(collectively,"Grantor")**, by these presents, quitclaims, grants and conveys unto Betty Baker, an unmarried woman, **("Grantee")**, her successors and or assigns, all their right, title and interest in and to the following tract(s) of land in Davidson County, State of Tennessee, to-wit:

**A legal description of the real property is attached as Exhibit A.**

**BEING the same property conveyed to LEQUIDA STANSBERRY from BETTY BAKER by Quit Claim Deed, of record in Instrument No. 20200220-0018669.**

This improved real property more commonly known as 261 Cana Circle, Nashville, TN 37205.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** the Grantors have caused their names to be signed hereto by its duly authorized officer(s) on this the 4th day of August, 2021.

**GRANTOR: LEQUIDA STANSBERRY,** a married woman

BY: Lequida Stansberry
Signature

Lequida Stansberry
Print Name

TIFFANY M. JOHNS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

BY: Paul Stansberry
**Paul Stansberry, as Husband of Lequida Stansberry**
Paul Stansberry
Print Name

TIFFANY M. JOHNSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

STATE OF TENNESSEE ]
COUNTY OF DAVIDSON ]

Before me, the undersigned authority, of the State and County aforesaid, personally appeared **LEQUIDA STANSBERRY and PAUL STANSBERRY,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, and who further acknowledged that he is executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on August 4th, 2021 as to Lequida Stansberry.

Witness my hand and official seal on August 4th, 2021 as to Paul Stansberry.

Notary Public

My Commission Expires: 3.29.25

TIFFANY M. JOHNSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

**GRANTEE, BETTY BAKER,** an unmarried woman;

BY: Betty Baker
Signature

Betty Baker
Print Name

STATE OF TENNESSEE ]
COUNTY OF DAVIDSON ]

Before me, the undersigned authority, of the State and County aforesaid, personally appeared **BETTY BAKER,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, and who further acknowledged that he is executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on August 4th, 2021.

Notary Public

My Commission Expires: 3.29.25

**EXHIBIT A**

A CERTAIN CONDOMINIUM APARTMENT in Davidson County, Tennessee, being Unit 261, together with the appurtenant interest in the common elements of THE CLOISTER AT ST. HENRY, PHASE 1C, a Horizontal Property Regime established by Master Deed of Record in Book 6675, Page 173, and further described on the plan of record attached as Exhibit B to said Master Deed and being located upon Lot No. 2 on the Plan of Phase ID Fifth Revision The Cloister at St. Henry of record in Plat Book 6250, Page 979, Register's Office for Davidson County, Tennessee. The premises herein described is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof, and is subject to the By-Laws for the administration thereof of record in Book 6042, Page 650, as amended in Book 6519, Page 187, In Book 7590, Page 273, in Book 9269, Page 285 and in Instrument No. 20200220-0018669.

**EXPLANATORY AFFIDAVIT**

**Relating to Quitclaim Deed from Betty Baker to Lequida Stansberry on 261 Cana Circle**

I am Lequida Stansberry. I am an adult resident of Tennessee over the age of 18 years and know of no impairment to my ability to make oath to the following:

1) I have since learned that the quitclaim regarding 261 Cana Circle did not properly reflect Ms. Baker's intent.

2) I have now executed a quitclaim deed that I believe reverses the prior quitclaim from Ms. Baker to me relative to 261 Cana Circle, Nashville, TN 37205.

3) This quitclaim deed will be duly registered and filed; and this explanatory affidavit will be filed as a reference to this in the chain of title.

4) Once properly filed, Ms. Baker will again possess her home in fee simple as its sole owner.

Further Affiant Sayeth Not.

Lequida Stansberry

Lequida Stansberry, Affiant

TIFFANY M. JOHNS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

SWORN to and subscribed before me, this 4th day of August, 2021.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lequida Stansberry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of August, 2020

Notary Public

My Commission Expires:

3 29 25

SWORN to and subscribed before me, this 4th day of August, 2021.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul Stansberry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of August, 2020

TIFFANY D. OLIVER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:

3.29.25

**EXPLANATORY AFFIDAVIT**

**Relating to Quitclaim Deed from Betty Baker to Lequida Stansberry on 261 Cana Circle**

I am Paul Stansberry. I am an adult resident of Tennessee over the age of 18 years and know of no impairment to my ability to make oath to the following:

1) I possess a power of attorney for Betty Baker.

2) As such, I was asked to coordinate a task for Ms. Baker.

3) I spoke with Ms. Baker regarding property that she wished to convey to my wife.

4) I retained an attorney to undertake a quitclaim that I believed reflected the intent of Ms. Baker and a quitclaim was executed.

5) I have since learned that this quitclaim did not properly reflect Ms. Baker's intent.

5) My wife, Lequida Stansberry has now executed a quitclaim deed that I believe reverses the prior quitclaim from Ms. Baker to Lequida Stansberry relative to 261 Cana Circle, Nashville, TN 37205.

6) This quitclaim deed will be duly registered and filed; and this explanatory affidavit will be filed as a reference to this in the chain of title.

7) Once properly filed, Ms. Baker will again possess her home in fee simple as its sole owner.

Further Affiant Sayeth Not.

TIFFANY M. JOHNSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

Paul Stansberry, Affiant