Karen Johnson Davidson County
Batch# 907701 DEEDQC
08/24/2022 12:03:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220824-0095610

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN }
County of Davidson }

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

Affiant Signature

Subscribed and sworn to before me on this the 24th day of Aug, 2022

Notary Public

My Commission expires 11/06/2024

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
The Philip and Beth Stoner Trust
5613 Cottonport Drive,
Brentwood, TN 37027

SEND TAX BILLS TO:
The Philip and Beth Stoner Trust
5613 Cottonport Drive,
Brentwood, TN 37027
MAP AND PARCEL NUMBER: 171080A06900CO

QUITCLAIM DEED

21NT00383

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Phillip P. Stoner and Spouse, Beth A. Stoner

By these presents do remise, release and **QUITCLAIM** unto

The Philip and Beth Stoner Trust

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 69 on the Plan of Cottonport Plantation, Phase 3, of record in Plat Book 6900, page 951, said Register's Office.

SAID Lot No. 69 fronts 97.97 feet on the broken southeasterly margin of Cottonport Drive and extends back 180.00 feet on the northeasterly line and 180.05 feet on the southwesterly line to a dead line in the rear, measuring 100.00 feet thereon.

Being the same property conveyed to Phillip A Stoner and spouse, Beth A. Stoner, by Warranty Deed from Brian D. Shaw, unmarried, dated 04/21/2000 and recorded 05/02/2000 as Instrument No. 200005020043781; as corrected by Scrivener's Affidavit recorded on 11/28/2017 as Instrument No. 20171128-0121357, Register's Office for Davidson County, Tennessee. Further Modified by scrivener's affidavit recorded 3/15/2021 as Instrument no. 20210315-003414, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 5613 Cottonport Drive, Brentwood, TN 37027

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

Witness our hands this 18th day of July, 2022

Philip P. Stoner aka Phillip P. Stoner

State of Tennessee }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Philip P. Stoner aka Phillip P. Stoner,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 18th day of July, 2022

Deanna L. Hemby
Notary Public

DEANNA L. HEMBY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-09-2026

My Commission expires: 05 / 09 / 2026

Beth A. Stoner

State of Tennessee }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Beth A. Stoner,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 18th day of July, 2022

Deanna L. Hemby
Notary Public

DEANNA L. HEMBY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-09-2026

My Commission expires: 05 / 09 / 2026

Beth Ann Stoner

Beth Ann Stoner, Co-Trustee, The Philip and Beth Stoner Trust

State of Tennessee }
County of Davidson }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Beth Ann Stoner with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself/himself to be Co-Trustee of The Phillip and Beth Stoner Trust, and that as such Co-Trustee, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office, this 18th day of July, 2022

Deanna L. Hemby
Notary Public

DEANNA L. HEMBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

My Commission expires: 05 / 09 / 2026

Tennessee Certification of Electronic Document

I, Beth Turner, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticate according to law on 8/18/2022 (date of document).

Affiant Signature

8/24/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24 day of August, 2022.

(SEAL)

Kristen James
Notary's Signature
My Commission Expires: 1-6-2025

KRISTIN JAMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025