This Instrument Prepared By:
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Karen Johnson Davidson County
Batch# 933824 DEEDQC
10/26/2022 11:31:02 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20221026-0115988

This instrument was prepared solely upon the information provided by the parties with no title examination being requested or made. The parties (Grantor and Grantees) hold Larry D. Cantrell, Attorney at Law individually and as a Professional Corporation harmless from any and all liability in connection herewith.

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.: 133-03-0-113.00
David W. Lynch, Sr.		
3306 Mimosa Drive	**Same as new owner**	
Nashville, TN 37211		

TRANSFER TAX EXEMPT T.C.A. §67-4-409

Grantors: James Arlen Stilts III, ~~Nataliya Stilts~~, Lisa Diane Stilts, David Wayne Lynch, Jr. NATALIIA Stilts (per Notary)

Grantee: David W. Lynch, Sr.

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this 7th day October of, **2022**, by and between **James Arlen Stilts III, ~~Nataliya Stilts~~ Nataliia Stilts (per Notary), Lisa Diane Stilts, David Wayne Lynch, Jr. ("Grantors") and David W. Lynch, Sr. ("Grantee");**

WITNESSETH:

FOR AND IN CONSIDERATION of and for the **express purpose of the Creation of a Sole ownership of the herein described property in the Grantee David W. Lynch, Sr.,** and no monetary consideration but other good and valuable considerations, (namely the transfer of their right to the real property herein described as a result of being a child and heir of **Vickie Diane Stilts** who died intestate July 20, 2020, State of Tennessee State Certificate of Death File No. 2020 044905) the receipt and legal sufficiency of which are hereby acknowledged, **Grantors, (All of whom obtained their ownership interest in the herein described property pursuant to T.C.A. §31-2-104**

NS

NATALIIA Stilts (Apr Notary)

"Share of Surviving Spouse and Heirs") James Arlen Stilts III, , Lisa Diane Stilts, David Wayne Lynch, Jr., ~~Nataliya Stilts~~ the spouse of James Arlen Stilts, III, joins in this conveyance for the sole purpose of the transfer of any and all rights she might have to the herein described real property as a result of her being the Spouse of **James Arlen Stilts, III,** do hereby convey, transfer, remise, release, relinquish and quitclaim; unto Grantee, **David W. Lynch, Sr.** Grantee's heirs and assigns, all of Grantor's right, title and interest that they acquired or could have acquired as a result of the death of **Vickie Diane (Stilts) Lynch** in and to the following described real estate in Davidson County, State of Tennessee having an address of 3306 Mimosa Drive, Nashville, TN 37211.

Land in Davidson County, Tennessee, being Lot No. 11, on the map of Glencoe Acres Subdivision, Sections I and II, as of record in Book 1835, Page 138, Register's Office for said county.

Said Lot No. 11 fronts 75 feet on the easterly side of Mimosa Drive and runs back 225.5 feet on the north line and 237 feet on the south line to a dead line, measuring 75.3 feet thereon.

Being the same property conveyed to **David W. Lynch** and **Vickie D. Stilts**, from **Aubrey Lee Sanders** and **Frances W. Sanders**, Husband and Wife, by deed appearing of record in Book 9127, Page 575, Register's Office for Davidson County, Tennessee. See also deed appearing of record in Book 2636, Page 627, said Register's Office,

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:

1) Property taxes for the current year, said taxes being paid by **David W. Lynch, Sr.**
2) The Plan of Record in Book 1835, Pages 136, 137 & 138, said Register's Office and all matters therein.
3. This Deed is subordinate and subject to the following Instruments:

A. Deed of Trust from **David W. Lynch and Vickie D. Stilts** to **ACOPIA, LLC** to secure a maximum principal indebtedness of $110,430.00 dated October 19, 2010 the same being duly recorded in the Register of Deeds Office, Davidson County, Tennessee being Instrument Number 20101026-0085652.

B. Corporate Assignment of Deed of Trust from **ACOPIA, LIMITED LIABILITY COMPANY** to **Wells Fargo Bank**, dated September 13, 2022 the same being duly recorded in the Register of Deeds Office, Davidson County, Tennessee being Instrument Number 20220913-0102172, Batch # 915920 at 11:12:48 A.M.

NS

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

NO NEW SURVEY WAS MADE OR PREPARED FOR THIS DEED.

At the time of her death **Vickie Diane (Stilts) Lynch,** was a Tenant in Common with **David W. Lynch, Sr.** owning a one half (1/2) undivided interested with **David W. Lynch, Sr**. (the two parties having married after the purchase of the herein listed property by virtue of the afore referenced Deed, the marriage between the property owners having been finalized August 6, 2005 and recorded in the Davidson County Clerk's Office, Book 198, Page 196.)

The above-described property is improved property.

Known as 3306 Mimosa Drive, Nashville, TN 37211.

To have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to **David W. Lynch, Sr.** and the Estate of **Vickie D. (Stilts) Lynch**, his heirs and assigns, forever. We do covenant with the said **David W. Lynch, Sr.** and the heirs **James Arlen Stilts III, Lisa Diane Stilts, David Wayne Lynch, Jr.**, **Nataliya Stilts** are lawfully seized and possessed of the afore mentioned claim against the Estate of **Vickie D. (Stilts) Lynch** and have a good right to convey it.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on the date first above written.

GRANTORS:

James Arlen Stilts, III

~~Nataliya~~ Stilts
NATALIA Stilts

Lisa Diane Stilts

David Wayne Lynch, Jr.

NS

STATE OF FLORIDA
COUNTY OF Lee

Before me, Laurie Rockwell, a Notary Public of the State and County aforesaid, personally appeared **James Arlen Stilts, III,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the, one of the within named bargainors, and that he as such, executed the foregoing instrument for the purpose(s) therein contained, by signing himself as Grantor.

WITNESS my hand and seal, this 7th day of October, **2022**.

Laurie Rockwell
Notary Public

Notary Public State of Florida
Laurie P Rockwell
My Commission HH 002421
Expires 08/04/2024

My Commission Expires: 8/4/2024

STATE OF FLORIDA
COUNTY OF Lee

Before me, Laurie Rockwell, a Notary Public of the State and County aforesaid, personally appeared ~~**Nataliya**~~ **Natalia Stilts** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the, one of the within named bargainors, and that she as such, executed the foregoing instrument for the purpose(s) therein contained, by signing herself as Grantor.

WITNESS my hand and seal, this 7th day of October, **2022**.

Laurie Rockwell
Notary Public

Notary Public State of Florida
Laurie P Rockwell
My Commission HH 002421
Expires 08/04/2024

My Commission Expires: 8/4/2024

(239)220-6934

JS NS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Kimberly Hanafusa, a Notary Public of the State and County aforesaid, personally appeared **Lisa Diane Stilts** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the, one of the within named bargainors, and that she as such, executed the foregoing instrument for the purpose(s) therein contained, by signing herself as Grantor.

WITNESS my hand and seal, this 18th day of October, **2022**.

Notary Public

My Commission Expires: 5/7/24

KIMBERLY HANAFUSA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Kimberly Hanafusa, a Notary Public of the State and County aforesaid, personally appeared **David Wayne Lynch, Jr**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the, one of the within named bargainors, and that he as such, executed the foregoing instrument for the purpose(s) therein contained, by signing himself as Grantor.

WITNESS my hand and seal, this 18th day of October, **2022**.

Notary Public

My Commission Expires: 5/7/24

KIMBERLY HANAFUSA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is the Transfer of the entire ownership of the herein described real property to **David W. Lynch, Sr.,** and $0.00 Dollars monetary consideration.

David W. Lynch Sr.

David W. Lynch, Sr. Grantee, Affiant

Subscribed and sworn to before me this 18th day of October, **2022**.

Notary Public

My Commission Expires: 5/7/24

KIMBERLY HANAFUSA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY