Karen Johnson Davidson County
Batch# 944382 DEEDQC
11/23/2022 12:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221123-0124072

THIS INSTRUMENT PREPARED BY:
Homeland Title, LLC
2822 Bransford Ave.
Nashville, TN 37204
(615)599-9959

STATE OF Tennessee
COUNTY OF Williamson

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

Linda Stanley
Affiant

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN to before me, this the 16 day of November, 2022.

Notary Public
My Commission Expires: 2/11/2024

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Charles Bryan Stanley and Brittany J. Stanley 2407 Riverstone Drive Murfreesboro, TN 37128	New Owner	162-04-7

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Linda Stanley** ("Grantor"), has bargained and sold, and by these presents does hereby Quitclaim and convey unto **Charles Bryan Stanley and Brittany J. Stanley, husband and wife** ("Grantees"), their heirs and assigns, all of her right, title and interest in and to that certain real property in **Davidson County**, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Beginning at a railroad spike situated in the northerly margin of Antioch Pike in the 28th Council District of Nashville, Davidson County, Tennessee at the southeast corner of the property conveyed to Johnny Hubert Hyman, Trustee of record in Book 8995, Page 160, R.O.D.C., Tennessee. Said point being the southwest corner of the property herein described.

Thence leaving said road, N 66 deg 29 min 49 sec E, a distance of 69.03 feet to an iron rod in the southerly line of the property conveyed to Richard E. Jones of record in Book 9030, Page 160 R.O.D.C., Tennessee; thence S 43 deg 55 min 36 sec E, a distance of 40.00 feet to an iron rod in the westerly line of the property conveyed to James U. Rust of record in Book 9116, Page 504 R.O.D.C., Tennessee; thence S 29 deg 50 min 06 sec W, a distance of 43.95 feet to an iron rod in the northerly margin of Antioch Pike; thence N 60 deg 20 min 26 sec W, a distance of 79.62 feet to the point of

beginning and containing 2043.45 square feet or 0.07 acres of land more of less.

Being the same property conveyed to Frank Stanley and Linda Stanley, husband and wife by Warranty Deed from New Jerusalem Christian Church, of record in Instrument No. 20040304-0024629, Register's Office for Davidson County, Tennessee, dated January 28, 2004 and recorded on March 4, 2004.

The said Frank Stanley having since died on April 19, 2022 leaving Linda Stanley as the sole surviving tenant by the entirety.

All information has been supplied by the parties involved. No title search has been performed and preparer takes no liability as to the accuracy of the information contained herein.

This is improved property known as 2418 Antioch Pike, Antioch, TN 37013.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 15th day of November, 2022.

GRANTOR(S):

Linda Stanley

Linda Stanley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 15th day of November, 2022, before me personally appeared Linda Stanley to me this day, and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of November, 2022.

Notary Public

My Commission Expires: 2/11/2024
(SEAL)

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 authenticated according to law on November 15, 2022.

Affiant
Date: November 23, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 23rd day of November 2022.

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY