QUITCLAIM DEED

STATE OF Tennessee, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00.

Regina Dillard
Affiant

Subscribed and sworn to me on Dec 19, 2022.

Sonya Rivers
NOTARY PUBLIC

My Commission Expires: MAY 9, 2023

SONYA RIVERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 9, 2023

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

Karen Johnson Davidson County
Batch# 953480 DEEDQC
12/20/2022 01:08:22 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20221220-0131438

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Michael J. Stockard, Regina D. Dillard, & Ryan Vance Stockard 4848 Jonquil Drive Nashville, TN 37211	New Owner	133 16 0 039.00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Danny Clifford Stockard, an unmarried man and Trina Renee Stott, a married woman, hereinafter called **"GRANTORS,"** for and in consideration of the sum of Zero ($0.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto Michael James Stockard, an unmarried man, Regina Denise Dillard, an unmarried woman, and Ryan Vance Stockard, an unmarried man, hereinafter called **"GRANTEES,"** their successors and assigns, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 106 on the Plan of Highview Acres, Section 2, as of record in Book 2854, Page 98, Register's Office for Davidson County, Tennessee.

SAID Lot No. 106 fronts 115 feet on the easterly margin of Jonquil Drive, running back between parallel lines 257 feet to a dead line in the rear.

BEING the same property conveyed to Edmond J. Stockard and wife, Margaret Stockard, by Installment Deed dated August 29, 1979, from Eugene Kinnard and wife, Othena R. Kinnard, of record in Book 5490, Page 953, Register's Office for Davidson County, Tennessee. The said Edmond J. Stockard died on September 9, 2020, and title vested in Margaret Stockard as surviving tenant by the entirety. The said Margaret Stockard (a.k.a Margrett Stockard) died intestate on April 7, 2021 and was survived by Michael James Stockard, Danny Clifford Stockard, Regina Denise Dillard, Trina Renee Stott, and Ryan Vance Stockard. See Affidavit of Heirship of record in Instrument No. 20210630-0088591, Register's Office for Davidson County, Tennessee.

Grantor Trina Renee Stott warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This is improved property, known as 4848 Jonquil Drive, Nashville, TN 37211.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on Dec 19th, 2022

Danny Clifford Stockard

STATE OF Tennessee

COUNTY OF Davidson

On Dec. 19th, 2022, before me personally appeared Danny Clifford Stockard, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on Dec 19, 2022.

NOTARY PUBLIC

SONYA RIVERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: May 9, 2023

My Commission Expires May 9, 2023

WITNESS my hand on 12/13, 2022

Trina Renee Stott

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On 12/13, 2022, before me personally appeared Trina Renee Stott, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 12/13, 2022.

NOTARY PUBLIC

My Commission Expires: 12/21/2022

RYAN L. DROW
COMM. #2272257
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires 12/21/2022