Karen Johnson Davidson County
Batch# 969128 DEEDQC
02/09/2023 08:38:52 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230209-0009429

QUITCLAIM DEED

GRANTOR:
Sarah E. Stouder, Executrix
Estate of Dennis A. Stouder
3743 Chesapeake St. NW
Washington, DC 20016

GRANTEES:
Sarah E. Stouder
3743 Chesapeake St. NW
Washington, DC 20016

Floie J. Stouder
8031 Sweetfern Lane
Ft. Wayne, IN 46825

Kirsten Friedman
2550 Covington Place
Colorado Spring, CO 80918

SEND TAX BILL TO:
Sarah E. Stouder
3743 Chesapeake St. NW
Washington, DC 20016

MAP PARCEL NO.
Map Par. #078-00-0-035.00

APPENDIX II
FORM FOR OATH
State of Tennessee
County of Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is -0- which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Sarah G. Stouder
AFFIANT

Sworn to and subscribed to before me on this the 3rd day of February, 2023

3-5-25 Charles C. Bissell
Comm. Exp. Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

****

For and in consideration of the sum of ten ($10.00) dollars, cash in hand paid, by the hereinafter named Grantees and other good and valuable considerations, the receipt and sufficiency is hereby acknowledged, the undersigned Grantor, Sarah E. Stouder, Executrix for the estate of Dennis A. Stouder, which estate is being administered in the Probate Court for Davidson County, Tennessee in docket number 22-P-1134, has bargained and sold, and by these presents does transfer and convey unto Sarah E. Stouder, Floie J. Stouder and Kirsten Friedman, Grantees, their successors and assigns, all of the Grantors' right, title and interest in the real estate in Davidson County, Tennessee, described as:

Land in 13th Civil district of Davidson County, Tennessee, described partly according to a loan survey by John Kohl, date March 6, 1979, as follows:

Beginning at a point in the southeasterly margin of Tidwell Hollow Road, said point being 1704.9 feet northeasterly from the easterly margin of Old Hickory Boulevard; thence south 29 degrees 15 minutes east 1445 feet to an iron pin; thence north 66 degrees 20 minutes 20 seconds east 268.39 feet to a point; thence north 40 degrees 31 minutes west 1569.74 feet to a point in the southeasterly margin of Tidwell Hollow Road; thence with the margin of said road, south 49 degrees 29 minutes west 205.1 feet to the beginning of a slight curve; thence around said curve having a radius of 1066.9 feet southwesterly 114.09 feet to the beginning, containing 15.35 acres, more or less.

This conveyance is made subject to all existing restrictions and easements of record in the Register's office for Davidson County, Tennessee.

Being the same property conveyed to Dennis A. Stouder, unmarried, by a deed of record in book 5416, page 935, in the Register's office for Davidson County, Tennessee, with Dennis A. Stouder having died with a will on May 7, 2022, which devises the previously described property to the within named Grantees.

This is improved property commonly known as: 5336 Tidwell Hollow Road, Nashville, Tennessee, 37218.

Witness my hand on this the 3rd day of February, 2023

Sarah E. Stouder, Grantor
Executrix for the Estate of
Dennis A. Stouder

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned notary public, of said state and county, the within named Grantor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes herein contained.

Witness my hand, at office, this 3RD day of FEBRUARY, 2023

comm. exp. 3-5-25

Notary Public

CHARLES C. BURRIDGE NOTARY PUBLIC STATE TENNESSEE DAVIDSON COUNTY, TENN.

Prepared By:
Charles C. Burridge, Atty
3016 Hedrick Street
Nashville, TN 37203
615.385.2268 BPR 9912
ccb2633@hotmail.com