Karen Johnson Davidson County
Batch# 990627 DEEDQC
04/11/2023 01:03:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230411-0026491

QUITCLAIM DEED

Address of New Owner:
Clarence Floyd Alexander
Johnnie Alexander
2945 Lera Jones Drive
Antioch, TN 37013

Send Tax Bills To:
OWNER

Map & Parcel:
150-06-0 267.00

THIS INSTRUMENT WAS PREPARED BY

Guaranty Title and Escrow Co.
721 President Place, Suite 100
Smyrna, TN 37167

Prepared from information furnished by the parties

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration for this transaction is
$ -0-
Kellie Holloway
affiant
Subscribed and sworn to before me, this the 6th day of April, 2023

LORI HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Lori Holloway
Notary Public
Commission Expires: 11/28/26

Phillip Lee Stinson, James R. Stinson, William M. Stinson, Jamie Hicks and Trustee of The Betty C. Stinson Living Trust do hereby quitclaim to Clarence Floyd Alexander and wife, Johnnie Alexander, **their** Heirs and/or Assigns, all our/its rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

Land in Davidson County, Tennessee described as Tax Map 150-06-0 Parcel 267.00 by the Davidson County Tax Assessor and further described as .12 acres more or less as shown on the Resubdivision of the Alexander-Tidwell-Stinson Property of record at Plat Book 7900, Page 795 and is described on the Tax Assessors Map as a parcel 25 ft by 212 ft more or less contiguous to the grantee's property.

Being part of the same property conveyed to Phil Stinson by deed of record in Book 7140, Page 923, Register's Office for Davidson County, Tennessee. Phil Stinson died intestate March 18, 2018, said property vested in his Heirs at Law. Betty S. Stinson, wife and children, Phillip Lee Stinson, James R. Stinson, William M. Stinson and David R. Stinson.

Betty C. Stinson died July 6, 2021 devising her property to the Betty C. Stinson Living Trust, reference Davidson County Probate 21P2248. Said Trust property vested in Phillip Lee Stinson James R. Stinson, William M. Stinson and David R. Stinson as Successor Co-Trustee.

David R. Stinson has since died intestate on 03/18/17, unmarried, and leaving as his sole Heir at Law, Jamie Hicks, his daughter.

This is unimproved property known as: 0 Lera Jones Drive, Antioch, TN 37013

Witness my hand this the 6th day of April, 2023.

The Betty S. Stinson Living Trust

By: _____
Phillip Lee Stinson, Co-Trustee

By: _____
James R. Stinson, Co-Trustee

By: _____
William M. Stinson, Co-Trustee

Heirs at law

_____
Phillip Lee Stinson

_____
James R. Stinson

_____
William M. Stinson

_____
Jamie Hicks

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phillip Lee Stinson with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official this 6 day of April, 2023.

_____
Notary Public

Commission expires: 11/28/26

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James R. Stinson with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official this 1st day of April, 2023.

_____
Notary Public

Commission expires: March 6, 2024

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William M. Stinson with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official this 1st day of April, 2023.

_____
Notary Public

Commission expires: March 6, 2024

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jamie Hicks with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official this 6th day of April, 2023.

Lori Holloway
Notary Public

Commission expires: 11/28/24

LORI HOLLOWAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public, in and for the State and County aforesaid, personally appeared Phillip Lee Stinson 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 Co-Trustee of The Betty C. Stinson Living Trust, and that he as such Co-Trustee, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of April, 2023.

Lori Holloway
Notary Public

Commission expires: 11/28/24

LORI HOLLOWAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public, in and for the State and County aforesaid, personally appeared James R. Stinson 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 Co-Trustee of The Betty C. Stinson Living Trust, and that he as such Co-Trustee, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of April, 2023.

Robin Kay Fuller
Notary Public

Commission expires: March 6, 2024

ROBIN KAY FULLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public, in and for the State and County aforesaid, personally appeared William M. Stinson 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 Co-Trustee of The Betty C. Stinson Living Trust, and that he as such Co-Trustee executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of April, 2023.

Robin Kay Fuller
Notary Public

Commission expires: March 6, 2024

ROBIN KAY FULLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Kelsie Holloway 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 authenticated according to law on 4/6/2023 (date of document).

Kelsie Holloway

Affiant Signature

4/11/2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 11 day of April, 2023

Lori Holloway

Notary's Signature

MY COMMISSION EXPIRES: 11/28/26

Notary's Seal (if on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY