Karen Johnson Davidson County
Batch# 1056289 DEEDQC
10/02/2023 03:24:48 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20231002-0077394

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):**<br>**ANDREW MITCHELL**<br>**ATTORNEY AT LAW**<br>**P.O. BOX 1912**<br>**MURFREESBORO, TENNESSEE 37133-1912**<br>**PHONE: (615) 956-2817**<br><br>**This Deed is prepared with information provided by the Grantee.** | SS.<br>STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10<br><br>AFFIANT<br>SWORN TO AND SUBSCRIBED BEFORE ME THIS 1 DAY OF October, 2023.<br><br>NOTARY PUBLIC<br>MY COMM. EXP. 01/06/2025 |

CALEB MUNDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER: |
|---|---|---|
| **Rachel Stockard**<br>**623 Philwood Drive**<br>**Tennessee 37214** | **Same as owner** | **09611009700** |

## QUITCLAIM DEED

FOR AND IN CONSIDERATION OF TEN dollars ($10), and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, Jeffrey Stockard n/k/a OLIVIA BLAKE *(herein called "Grantor")*, does hereby convey, transfer, remise, release and relinquish unto RACHEL STOCKARD *(hereinafter called "Grantee")*, his heirs and assigns, all of Grantor's right, title and interest in and to the following described real estate together with all improvements located thereon, situated in Davidson County, State of Tennessee as follows:

Being Lot No. 800 on the Plan of Cloverhill Subdivision, Section 10, of record in Book 2331, Page 57, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of Lakeland Drive at the common orner of Lots 808 and 813; thence with the line between said lots, northwardly 192.3 feet to a corner of Lot 810; thence with the lines between Lots 808 and 810, westerly 140 feet to a point in the easterly margin of Philwood Drive; thence with the margin of the same, southerly 172.3 feet to a point at the beginning of a curve; thence around said curve, southeasterly 31.29 feet to a point in the northerly margin of Lakeland Drive; thence with the margin of the same eastwardly 120 feet to the point of beginning.

Being the same property conveyed to Jeffrey Stockard and Rachel Stockard as husband and wife by Dallas Joseph Conklin via Warranty Deed on November 26, 2014 of record in Instrument Number 20141202-0110456 in the Register's Office of Davidson County, Tennessee.

This is improved property otherwise known as 623 Philwood Drive Tennessee 37214.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REALE STATE TAX ASSESSMENTS NOT DUE AND PAYABLE

Omitting any covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons, or property taxes for 2023 which are not yet due and payable.

Any and all real estate taxes will be assumed and paid by the Grantee.

~~TO HAVE AND TO HOLD, the aforesaid Real Property, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining unto the said Grantee, its~~ successors and assigns forever in fee simple.

This Deed is an absolute conveyance of Grantor's right, title and interest in the aforesaid Real Property and is not intended as a mortgage, trust, conveyance or security of any kind. The consideration therefore, in addition to that set forth above, is the full release and discharge of Grantor from any debts, obligations and charges heretofore subsisting on account of and by the terms of any and all existing liens, mortgages, deeds of trust, or other encumbrances of record pertaining to the property and not brought against the title by the grantor as an indebted party or mortgagor; this conveyance completely satisfying said obligations and terminating any such applicable security instruments given in connection therewith and any effect thereof in all respects.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 1st day of October, 2023.

GRANTORS:

OLIVIA BLAKE

CALEB MUNDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

GRANTEE:

RACHEL STOCKARD

State of Tennessee )
) S.S.
County of Rutherford )

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared **Olivia Blake,** 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 within named bargainor, and that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 1st day of October, 2023.

NOTARY PUBLIC
MY COMM. EXP. 01/06/2023