Karen Johnson Davidson County
Batch# 1071702 DEEDQC
11/14/2023 12:07:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20231114-0088703

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 10th DAY OF November, 2023.

Notary Public

COMMISSION EXPIRES: 03/02/2025
(AFFIX SEAL)

DANA MICHELLE WARSOP
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title & Escrow Series, LLC, 190D Saundersville Road , Suite 3002, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
David Richard Settles and Tammy Denise Cunningham	David Richard Settles and Tammy Denise Cunningham	060 04 0 026.00 and
(Name) 205 Maplewood Trace Nashville, TN 37207	205 Maplewood Trace Nashville, TN 37207	
(Address)		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, Wendy Woodall and Michael P. Settles and Deairdra R. Bolen and Heather M. Cunningham and Brandy M. Stapleton, hereinafter referred to as Grantor(s), hereby quitclaim to David Richard Settles and Tammy Denise Cunningham, their heirs and assigns forever, all of their right, title and interest which said Grantor has in the following described real estate, situated in Davidson County, State of Tennessee, to wit

A small tract of land in the 12th, formerly 17th Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the plan of the Subdivision of the Lands of William Phillips, as of record in Book 57, page 21, Register's Office, and being known as Lot No. 205 on the unrecorded Map showing the Subdivision of part of said Lot 1 and described as follows:

Beginning at a point in the centerline of Maplewood Lane, at the southeast corner of the land conveyed to Gilbert H. Douglas, by deed of record in Book 2104, page 382; thence with his east line, North 9° 02' East 240.4 feet to a point; thence South 83° 35' East 52.1 feet to a corner of Lot No. 207; thence with the line between Lots Nos. 205 and 207, South 6° 25' West 240 feet to the centerline of Maplewood Lane; thence with the centerline of the same, North 83° 35' West 63 feet to the point of beginning.

Being the same property conveyed to Pem Settles and wife, Blanche Merline Settles from L. B. Jones and wife, Robbye R. Jones by Warranty Deed dated May 1, 1959 and recorded on May 4, 1959 in Book 2903, Page 625, Register's Office for Davidson County, Tennessee. The said Pem Settles having since died on or about July 24, 1998, leaving Blanche Merline Settles as the surviving tenant by the entirety. The said Blanche Merline Settles having since died, testate, on or about June

4, 2022. The decedent's estate was probated in the Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 22P2030. See also Affidavit of Inheritance recorded March 22, 2023 in Instrument No. 20230322-0020836.

Grantors herein acknowledge receipt of the funds to which they were entitled from the sale of the subject real property pursuant to the terms of the Last Will and Testament of Blanche Merline Settles, and waive any other claims against the Estate of Blanche Merline Settles.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the said Wendy Woodall and Michael P. Settles and Dearida R. Bolen and Heather M. Cunningham and Brandy M. Stapleton has hereunto set their signature, on this, the 2nd, 7th and 9th day of November, 2023.

Wendy Woodall

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Wendy Woodall, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of November, 2023.

Notary Public

My Commission Expires: 3.2.27

(SEAL)

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

IN WITNESS WHEREOF, the said Michael P. Settles has hereunto set their signature on this, the 9th day of November, 2023.

Michael P. Settles

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Michael P. Settles, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of November, 2023.

Notary Public

My Commission Expires: 3.2.27

(SEAL)

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

IN WITNESS WHEREOF, the said Deairdra R. Bolen has hereunto set their signature, on this, the 2nd day of November, 2023.

Deairdra R. Bolen

Deairdra R. Bolen

STATE OF Tennessee

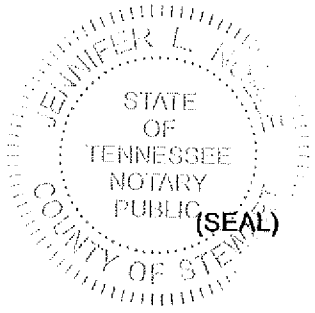
COUNTY OF Stewart

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Deairdra R. Bolen, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of November, 2023.

Notary Public

My Commission Expires: 1-14-26



(SEAL)

IN WITNESS WHEREOF, the said Heather M. Cunningham has hereunto set their signature, on this, the 7 day of November, 2023.

Heather M. Cunningham

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Heather M. Cunningham, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7 day of Nov, 2023.

Notary Public

My Commission Expires: 7-6-27

(SEAL) JASON BLACKSTOCK TENNESSEE NOTARY PUBLIC My Comm Exp. 07/06/2027 COUNTY OF WILLIAMSON

IN WITNESS WHEREOF, the said Brandy M. Stapleton has hereunto set their signature, on this, the 9 day of NOVEMBER, 2023.

Brandy M. Stapleton

STATE OF TN

COUNTY OF GILES

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Brandy M. Stapleton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9 day of NOVEMBER, 2023.

Notary Public

My Commission Expires: 3-2-27

(SEAL)

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Certificate of Authenticity

I, Tonya Loftin, 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 **11/2/2023, 11/7/2023, 11/9/2023**.

Date

Tonya Loftin
Affiant Signature

November 14, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 14th day of November, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)