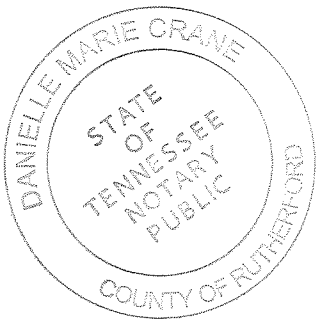
On Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130
*No title work requested or performed

Karen Johnson Davidson County
Batch# 1084872 DEEDQC
12/21/2023 11:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231221-0098498



State of Tennessee
County of Rutherford
The actual consideration or value, whichever is greater, for this transfer is $0.00.

Amber Whisnier
Affiant

Subscribed and sworn to before me, this 21st day of December, 2023.

Danielle Marie Crane
Notary Public
My Commission Expires: 7/27/25

Quit Claim Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Phillip Clay Cornett	Same as new owner	034-13-003.00
396 Cummings Lane		
Gallatin, TN 37066		

THIS INDENTURE, made and entered into as this 21st day of December, 2023, by and between **Lori C. Stottman**, as party or parties of the first part, and **Phillip Clay Cornett**, as party or parties of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, all right, title and interest in and to the following described real estate, situated in the Davidson County, Tennessee and being more particularly described as follows: to-wit,

Being Lot No. 79 on the Plan of Gateway, Section 1, as of record in Book 3300, Page 40, Register's Office for Davidson County, Tennessee.

Said lot fronts 68 feet on the southerly side of Janette Avenue, and extends back 164.5 feet more or less on the northerly line and 199.2 feet more or less on the southerly line to Dry Creek and measures 105 feet.

Being part of the same property conveyed to Phillip Clay Cornett and Lori C. Stottman by an Order Probating Will for Muniment of Title filed in the Chancery Court for Montgomery County, Tennessee, and being of record in Instrument No. 20220203-0012799, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

WITNESS my hand this 21 day of December, 2023.

Lori C. Stottman

Lori C. Stottman

State of Tennessee

County of Sumner

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Lori C. Stottman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 21 day of December, 2023.

TAMMY L. MCCLUNG
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tammy L McClung

Notary Public at Large
My Commission Expires: 2-26-24

Tennessee Certification of Electronic Document

I Amber Whisner, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for the registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 21, 2023 (date of document).

Amber Whisner
Affiant Signature

December 21, 2023
Date

State Tennessee
County of Rutherford

Sworn to and subscribed before me this 21 day of December, 2023

Emilee Gibson
Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

