Karen Johnson Davidson County
Batch# 1086325 DEEDQC
12/28/2023 03:00:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231228-0099852

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Sheena B. Stockton Summer L. Stockton 1017 Dozier Place Nashville, TN 37216	New Owner	072-10-0-002.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Sheena B. Stockton and Summer L. Stockton Revocable Trust, dated September 21, 2020** by these presents does hereby quitclaim and convey unto the **Sheena B. Stockton and Summer L. Stockton, as joint tenants with rights of survivorship,** their heirs, successors and assigns, all his/her their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Dozier Place Subdivision of record in Plat Book 974, Page 51, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sheena B. Stockton and Summer L. Stockton Revocable Trust, dated September 21, 2020, by Warranty Deed from Mary Emily Whitcomb, married and Jennifer N. Whitcomb-Oliva, an unmarried individual of record in Instrument No. 20231102-0086050, in the Register's Office for Davidson County, Tennessee, dated October 31, 2023 and recorded on November 2, 2023.

Being also known as 1017 Dozier Place, Nashville, TN 37216.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
28 day of December, 2023.

Affiant

My commission expires: 7-7-25
(Affix Seal)

Notary Public

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 22 day of December, 2023.

Sheena B. Stockton and Summer L. Stockton Revocable Trust, dated September 21, 2020

By: _____ Trustee
Summer L. Stockton, Co-Trustee

By: _____ Trustee
Sheena B. Stockton, Co-Trustee

STATE OF Florida
COUNTY OF Lee

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Summer L. Stockton and Sheena B. Stockton, Co-Trustees of Sheena B. Stockton and Summer L. Stockton Revocable Trust, dated September 21, 2020, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of December, 2023.

_____
Notary Public

My Commission Expires: 2-5-2027

LUISA ECHEVERRY
Notary Public, State of Florida
Commission# HH 358370
My comm. expires Feb. 5, 2027

WAIVER OF LIABILITY FOR QUITCLAIM DEED

The undersigned is transferring property pursuant to a Quitclaim Deed prepared by Wagon Wheel Title and Escrow, LLC ("Wagon Wheel Title"). The undersigned hereby acknowledges that he/she/they/it is fully aware that said Quitclaim Deed can only transfer that interest that the undersigned actually has in the property at the time said Quitclaim Deed is executed. The undersigned(s) hereby agrees to hold harmless Wagon Wheel Title, and its underwriter, Chicago Title Insurance Company, for any loss or expense, including attorneys' fees, sustained because of or relating to the execution of said Quitclaim Deed. Wagon Wheel Title is not insuring the title of the property being transferred pursuant to said Quitclaim Deed.

The undersigned transferor(s) also agrees to hold harmless Wagon Wheel Title and Chicago Title Insurance Company for any obligations, duties, commitments, or other restrictions that may exist with respect to the property being transferred/deeded. The undersigned(s) also acknowledges that he/she/it/they have had an opportunity to fully determine whether quitclaiming said property will result in any adverse consequences, whether legal, tax, or other consequences, and assumes all liability if said transfer of the property(s) via Quitclaim Deed should result in damages and/or a breach of a duty owed by the transferor(s) to other parties, including, inter alia, lenders, condo associations and governmental entities, or if such transfer causes additional liens to attach to the property.

Sheena B. Stockton and Summer L. Stockton Revocable Trust, dated September 21, 2020

By: _____ Trustee
Summer L. Stockton, Co-Trustee

By: _____ Trstee
Sheena B. Stockton, Co-Trustee

STATE OF Florida
COUNTY OF Lee

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Summer L. Stockton and Sheena B. Stockton, Co-Trustees of Sheena B. Stockton and Summer L. Stockton Revocable Trust, dated September 21, 2020, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of December, 2023.

_____
Notary Public

My Commission Expires: 2-5-2027

LUISA ECHEVERRY
Notary Public, State of Florida
Commission# HH 358370
My comm. expires Feb. 5, 2027

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **December 22, 2023** (date of document).

Affiant Signature

December 28, 2023

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 28th day of December, 2023.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25