Karen Johnson Davidson County
Batch # 1097720 DEEDQC
02/05/2024 10:02:06 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240205-0007794

This Instrument Prepared by:
Banker Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bill to:	MAP-PARCEL
Aaron Eul and Kimberly Stakes Eul 3908 Burrus Street Nashville, TN 37216	NEW OWNER	061-15-0-401.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, We, **Aaron Eul and Kimberly Stakes Eul (f/k/a Kimberly Stakes),** the **Grantors** herein, by these presents do hereby **QUITCLAIM** and **CONVEY** unto **Aaron Eul and wife, Kimberly Stakes Eul,** the **Grantees** herein, their successors and assigns, all of our right, title, and interest in and to the following described real property in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 62A on the Plan of Final Plat of First Revision of Lot 62 of Maplewood Home Tract of record in Plat at Instrument No. 20040712-0082542, 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 Aaron Eul and Kimberly Stakes, both unmarried, as joint tenants with right of survivorship, by Warranty deed from William Daniel Brown, as Custodian for Jasmine Danielle Malone under the Tennessee Uniform Transfers to Minors Act, William Daniel Brown, Executor of the Estate of Dorianne Elizabeth Brown, William Daniel Brown, as Trustee of the trust established under the will of Dorian Elizabeth Brown for the benefit of Jasmine Danielle Malone, and Alexis Nicole Springer, of record in Instrument No. 20220630-0076038, Register's Office for Davidson County, Tennessee. This instrument is intended to create a tenancy by the entireties amongst Grantees.

This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this property.

This instrument prepared based upon information provided by Grantors. No title search has been conducted pursuant to the execution of this Quitclaim Deed.

This is improved real property with a mailing address of: 3908 Burrus Street, Nashville, TN 37216.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 2 day of February, 2024.

Aaron Eul

Kimberly Stakes Eul f/k/a Kimberly Stakes

Kimberly Stakes Eul (f/k/a Kimberly Stakes)

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Aaron Eul** and **Kimberly Stakes Eul (f/k/a Kimberly Stakes),** the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 2 day of February, 2024.

Notary Public

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 2 day of February, 2024.

Notary Public

My Commission Expires:

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024