Karen Johnson Davidson County
Batch# 1113003 DEEDQC
03/20/2024 11:03:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240320-0019222

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Kimberly Katherine Stokes Robert Loren Lanier 1512 Stratton Ave Nashville, TN 37206	New owner	08306031300

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, **Kimberly Katherine Stokes, a married woman**, by these presents does hereby quitclaim and convey unto, **Kimberly Katherine Stokes and Robert Loren Lanier, wife and husband**, their successors, representatives, and assigns, her rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

Being the easterly part of Lot Number Fourteen (14) on the Plan of Olivia W. Sharpe's Second Addition, as of record in Book 421, page 176, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at the southwest corner of 16th Street and Stratton Avenue, and running thence westerly with the southerly margin of said Avenue 104 feet to a point; thence southerly 71.3 feet to a point in the north line of the Tamble property; thence with the north line of the same easterly 103.9 feet to the westerly margin of 16™ Street; thence with the westerly margin of said street, northerly 71.5 feet to the point of beginning.

Being the same property conveyed to Kimberly Katherine Stokes, unmarried, by Warranty Deed from Jeremy Kelton, unmarried, dated August 4, 2011, as of record in Instrument No. 20110808-0060832, Register's Office for Davidson County, Tennessee. Kimberly Katherine Stokes having since married Robert Loren Lanier.

Being also known as 1512 Stratton Ave, Nashville, TN 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 20 day of March, 2024.

Jenna R. Reder
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 20 TH day of March, 2024.

Kimberly Katherine Stokes

Kimberly Katherine Stokes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

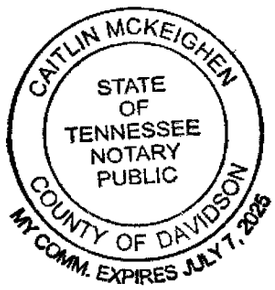
Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kimberly Katherine Stokes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20 TH day of March, 2024.

C J McKeigh

Notary Public

My Commission Expires: 7-7-25



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 **March 20, 2024** (date of document).

Affiant Signature

March 20, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 20th day of March, 2024.

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