Karen Johnson Davidson County
Batch# 1128934 DEEDQC
04/30/2024 10:45:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240430-0031312

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
1300 Hillsboro Blvd, Ste. B
Manchester, TN 37355

Address New Owner(s) as follows:

Stephanie Stark
2305 Porter Rd
Nashville, TN 37216

Send Tax Bill to:
Owner

Map-Parcel Numbers:
072-06-0-270.00

STATE OF TENNESSEE
COUNTY OF Coffee

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

Abigail McAfee
Affiant

Subscribed and sworn to before me, this the 30 day of April, 2024.

John H Bell
Notary Public

My Commission Expires:
Mar 22, 2027

JOHN H BELL
STATE OF TENNESSEE
NOTARY PUBLIC
COFFEE COUNTY

QUIT CLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BRYAN STARK, UNMARRIED, STEPHANIE STARK, UNMARRIED, AND JAIMIE HENRY WALRATH AND WIFE, SHANNON WALRATH,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUIT CLAIM UNTO **STEPHANIE STARK, UNMARRIED,** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Bransford Realty Company's Subdivision of Maxey Avenue and Gallatin Road property, as of record in Book 332, page 44, Register's Office for said County.

Said Lot No. 68 fronts 50 feet on the northerly side of Lealand Avenue and extends back 175 feet on the westerly line and 177 feet on the easterly line to an alley, measuring 50 feet thereon.

Being the same property vested in Josephine Inez (Campbell) Bernard by Final Decree of Divorce dated October 10, 1973 and as recorded November 12, 1973 in Book 4763, Page 972, Register's Office of Davidson County, Tennessee. The said Josephine Inez (Campbell) Bernard having since deceased on February 29, 2008 and her heirs having been named as Bryan Stark, Stephanie Stark, and Jaimie Henry Walrath in Affidavit of Heirship dated March 18, 2024 and of record as Instrument No. 20240319-0018760, Register's Office of Davidson County, Tennessee. Shannon Walrath joins in this conveyance for any marital interest she may have in the property.

THIS DEED PREPARED WITHOUT BENEFIT OF TITLE SEARCH FROM INFORMATION PROVIDED BY THE PARTIES INVOLVED.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

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

27th IN WITNESS WHEREOF, the undersigned have executed this instrument this 27th day of April, 2024.

Bryan Stark

Bryan Stark

Stephanie Stark

Stephanie Stark

Jaimie Henry Walrath

Jaimie Henry Walrath

Shannon Walrath

Shannon Walrath

STATE OF TENNESSEE
COUNTY OF Davidson

On the 27th day of April, 2024 before me, Heather Tuttle, personally appeared Bryan Stark, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal at Nashville, TN on this the 27th day of April, 2024.

My commission expires:
05/05/25

Notary

H. TUTTLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

On the 27th day of April, 2024 before me, Heather Tuttle, personally appeared Stephanie Stark, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal at Nashville, TN on this the 27th day of April, 2024.

My commission expires:
05/05/25

Notary

H. TUTTLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

On the 27th day of April, 2024 before me, Heather Tuttle, personally appeared Jaimie Henry Walrath, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal at Nashville, TN on this the 27th day of April, 2024.

My commission expires:

05/05/25

Notary

H. TUTTLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

On the 27th day of April, 2024 before me, Heather Tuttle, personally appeared Shannon Walrath, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal at Nashville, TN on this the 27th day of April, 2024.

My commission expires:

05/05/25

Notary

H. TUTTLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 04/27/2024.

Affiant Signature

04/30/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30th day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY