Karen Johnson Davidson County
Batch# 1152807 DEEDQC
06/28/2024 03:49:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240628-0048990

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox, PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, TN 37215** **(615) 383-4429** **FTEC File No. 38234**	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 27th day of June, 2024. Notary Public My Commission Expires: 3-28-24

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sherry L. Stinson 7996 Old Springfield Pike Goodlettsville, TN 37072	New Owner	Map & Parcel No: 143-02-0C-048.00-CO

PURSUANT TO A DECREE OF DISSOLUTION ENTERED IN THE DISTRICT COURT OF DOUGLAS COUNTY, NEBRASKA, AT DOC. CI 22-4938, Jan Charles Stinson (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto Sherry L. Stinson, her heirs and assigns, all of his right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 689 Harpeth Trace Drive, Nashville, TN 37221.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of June, 2024.

Jan Charles Stinson

STATE OF Nebraska

COUNTY OF Douglas

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Jan Charles Stinson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25th day of June, 2024.

JAVIER CABRERA
General Notary - State of Nebraska
My Commission Expires Sep 13, 2027

Notary Public

My Commission Expires: Sep. 13, 2027

Exhibit "A"

Land in Davidson County, Tennessee, being Unit No. 48 on the Plan of Harpeth Knoll, Planned Unit Development, of record in Plat Book 5200, Page 764, 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 Jan Charles Stinson and Sherry L. Stinson, married to each other, by Warranty Deed from Barry O'Neill, married of record in Instrument No. 20200526-0054210, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Amanda Maynor, 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

June 25, 2024.

Date

Affiant Signature

June 28, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28 day of June, 2024.

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON