QUITCLAIM DEED

Karen Johnson
Batch # 1158496
07/16/2024 11:02:51 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240716-0053356

File #23-TC-0533-TWG

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Angela Stinson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. APRIL 23, 2025

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Richard Inglis and Angela Stinson	**NEW OWNER**	
(NAME)	(NAME)	
626 Waco Drive		**091 05 0 092.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 3722109		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICHARD INGLIS, UNMARRIED AND ANGELA STINSON, MARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **ANGELA STINSON, MARRIED, RESERVING A LIFE ESTATE UNTO RICHARD INGLIS, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 34, Moss-Wood Subdivision, Section Two,, as shown by Plat and survey of record in Plat Book 2900, page 123, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Brenda Inglis and husband, Richard Inglis, by Deed from Edmund Gambill, of record in Book 10699, page 30, dated November 21, 1997 and recorded on November 26, 1997, Register's Office for Davidson County, Tennessee. Brenda Inglis having since died, leaving Richard Inglis as sole surviving Tenant by the Entirety.

Being the same property conveyed to Richard Inglis, unmarried and Angela Stinson, married, as Joint tenants with Right of Survivorship by Quitclaim Deed from Richard Inglis, unmarried, of record in Instrument No. 20180822-0083367, dated August 20, 2018 and recorded on August 22, 2018, Register's Office for Davidson County, Tennessee.

This is not the principal place of residence for Angela Stinson.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

This is ____ **unimproved** __X___ **improved** property known as: 626 Waco Drive, Nashville, TN 37209.

Witness my/our hand(s) this the 16th day of July, 2024.

Richard Inglis

Angela Stinson

STATE OF TENNESSEE
COUNTY OF Davidson

On this 16th day of July, 2024, before me personally appeared Richard Inglis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of July, 2024.

Notary Signature
My commission expires:

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. APRIL 23, 2025

STATE OF TENNESSEE
COUNTY OF Davidson

On this 16th day of July, 2024, before me personally appeared Angela Stinson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of July, 2024.

Notary Signature
My commission expires:

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. APRIL 23, 2025

RETURN TO:
Richard Inglis and Angela Stinson
626 Waco Drive
Nashville, TN 37209