Karen Johnson Davidson County
Batch# 1174830 DEEDQC
08/27/2024 01:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240827-0065892

QUITCLAIM DEED

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF AUGUST, 2024.

_____
Notary Public

MY COMMISSION EXPIRES: 2.3.26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217
Prepared by information furnished by the parties hereto without the benefit of a title examination.

File No.: 24-0443

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Stephanie Stark and Shelia M. Jones	NEW OWNER	Map: 072-06-0-270.00
(NAME) 2305 Porter Rd.	(NAME) 2305 Porter Rd.	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

STEPHANIE STARK, UNMARRIED,

HEREINAFTER CALLED THE GRANTOR, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO

STEPHANIE STARK, UNMARRIED AND SHELIA M. JONES, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF OUR INTEREST IN THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE LOCATED IN DAVIDSON COUNTY, TENNESSEE:

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 conveyed to Stephanie Stark, unmarried, by Quitclaim Deed from Bryan Stark, unmarried, Stephanie Stark, unmarried, and Jaimie Henry Walrath and wife, Shannon Walrath, of record in Instrument No. 20240430-0031312, dated April 27, 2024, said Register's Office.

This is improved property, known as 1119-B Leland Ave., Nashville, TN 37216
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

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

Witness my hand this 22nd day of August, 2024.

Stephanie Stark

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephanie Stark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 22nd day of August, 2024.

My Commission Expires: 3.3.26

Notary Public

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Certification of Recorded Documents

I, Karen Suggs, 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 August 22, 2024.

Karen Suggs

(AFFIANT) – Karen Suggs

08/22/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 22nd day of August, 2024.

My commission expires: 3.3.26

Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON