This instrument prepared by:
Harlan Dodson
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 1175318 DEEDQC
08/29/2024 12:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240829-0066504

# QUITCLAIM DEED

| ADDRESS OF NEW OWNER: | SEND TAX BILL TO: | MAP PARCEL NO.: |
|---|---|---|
| R&C Stallworth Tennessee Community Property Trust<br>1453 Beddington Park<br>Nashville, TN 37215 | Same | 158-04-0-028.00 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, Robert J. Stallworth and wife, Catherine R. Stallworth ("**Grantors**") do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto Robert J. Stallworth and Catherine R. Stallworth, as the Co-Trustees of the R&C Stallworth Tennessee Community Property Trust, and its successors and assigns. The real estate is described as follows:

> Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Hound's Run, a Planned Unit Development, as of record in Book 6900, Pages 167 through 171, inclusive, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Robert J. Stallworth and wife, Catherine R. Stallworth, by Warranty Deed from Theodore M. Saal and wife, Betty Eve Saal, of record in Book 9501 Pages 410-413, Register's Office for Davidson County, Tennessee, dated October 24th, 1994, and recorded on October 25th, 1994.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property. Tennessee Code Annotated §35-15-510 shall apply to the property or its proceeds.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(1)(D), is $-0-.

Subscribed and sworn to before me this the 27th day of August, 2024.

Affiant

Notary Public

My Commission Expires:

This is improved property known as 1453 Beddington Park, Nashville, TN 37215.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 27th day of August, 2024.

**Catherine R. Stallworth, Grantor**

**Robert J. Stallworth, Grantor**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert J. Stallworth, and wife, Catherine R. Stallworth, the within named Grantors, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 27th day of August, 2024.

Notary Public

My Commission Expires:

# Certificate of Authenticity

I, Sarah Arick, 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 27, 2024.

Date: 08/29/2024

Sarah Arick

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn and subscribed before me on August 29, 2024.

Notary Public: R. Whitney Boyd

My Commission Expires:

R. WHITNEY BOYD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2027