Karen Johnson Davidson County
Batch# 1178265 DEEDQC
09/05/2024 03:29:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240905-0068501

THIS INSTRUMENT PREPARED BY:
Stewart Title – Homeland Division
2822 Bransford Ave
Nashville, TN 37204
(615)599-9959

STATE OF Tennessee / Texas
COUNTY OF Dallas

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Stephen J Williams
Affiant

SUBSCRIBED AND SWORN to before me, this the 30 day of August, 2024.

Notary Public
My Commission Expires: JAN 05 2025

DIANA JAMES NOTARY PUBLIC STATE OF TEXAS ID 132849523 EXP. 01-05-2025

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Bubba J Holdings LLC 1707 N O Connor Rd Irving, TX 75061-2423	New Owner	150-01-0-310.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Stephen J. Williams, married** ("Grantor"), has bargained and sold, and by these presents does hereby Quitclaim and convey unto **Bubba J Holdings LLC, a Wyoming limited liability company** ("Grantee"), it's heirs and assigns, all of his right, title and interest in and to that certain real property in **Davidson County**, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Edge-O-Lake, Section 18, of record in Book 4675, Page 84, as amended by instrument of record in Book 5071, Page 711, Register's Office for said County.

Being the same property conveyed to Stephen J. Williams, an unmarried man by Warranty Deed from John Lee Lewis and Marjorie Ann Lewis, husband and wife, dated April 15, 2016 and filed for record in Instrument No. 20160420-0038148, Register's Office for Davidson County, Tennessee.

Grantor's spouse does not join in the execution of this Deed due to the property never having been their primary marital residence.

This is improved property known as 553 Owendale Drive, Antioch, TN 37013.

IN WITNESS WHEREOF, Grantor(s) has executed this instrument as of the 30 day of august 2024.

GRANTOR(S):

Stephen J. Williams

Stephen J. Williams

STATE OF Texas
COUNTY OF Dallas

On this the 30 day of august 2024, before me personally appeared Stephen J. Williams to me this day, and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30 day of august 2024.

Notary Public

My Commission Expires: JAN 05 2025

(SEAL)

DIANA JAMES
NOTARY PUBLIC
STATE OF TEXAS
ID 132849523
EXP. 01-05-2025

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 Aug. 30, 2024.

Affiant
Date: ~~August~~ 5th, 2024
Sept.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 5th day of ~~August~~ Sept. 2024

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY