QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1215886 DEEDQC
12/13/2024 08:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241213-0096784

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF August, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

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)
Sarah Beth Paul	**Same as New Owner**	
(NAME)	(NAME)	**042-15-0-089.00**
810 Clarke Street		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, **DAVID AUGUST STEBBINS, A SINGLE PERSON,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **SARAH BETH PAUL, A SINGLE PERSON** 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. 17 on the Plan of BLAIR HEIGHTS – SECT. TWO, of record in Plat Book 2133, Page 51, 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 David August Stebbins,unmarried, by Warranty Deed from Christina Teeple, unmarried, Kevin Wherry, unmarried, and Sarah Beth Paul, unmarried, of record in Instrument No. 20200814-0091450, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to David August Stebbins, unmarried, and Sarah Beth Paul, unmarried, as tenants in common by Quitclaim Deed from David August Stebbins, unmarried, of record in Instrument No. 20200827-0097246, in the Register's Office for Davidson County, Tennessee. The said David August Stebbins and Sarah Beth Paul having since married and subsequently divorced pursuant to Final Decree of Divorce in Docket No. 2023-DV-127, in the General Sessions Court for Wilson County, Tennessee, Division III.

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: 216 Linda Lane, Madison, TN 37115.

Witness my hand this the 13th day of August, 2024.

David August Stebbins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of August, 2024, before me personally appeared David August Stebbins, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 13th day of August, 2024.

Notary Signature
My commission expires:



RETURN TO:
Sarah Beth Paul
810 Clarke Street
Old Hickory, TN 37138

True Copy Certification

I, **Pam Autry,** 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 this the 13 day of ~~December~~ August, 2024.

Affiant Signature

Date 13/11/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 11 day of December, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

