This Instrument Was Prepared By:
G. Clark Shifflett, III
120 Main Street
Portland, Tennessee 37148

ADDRESS NEW OWNER AS FOLLOWS:
James E. Stubblefield, Jr.,
Tony Stubblefield,
Dennis Stubblefield, and
Kimberly Williams
11364 Franklin Road
Franklin, Kentucky 42134

SEND TAX BILLS TO:

SAME

Map 28, Parcel 146.00

Karen Johnson Davidson County
Batch # 1229552 DEEDQC
01/23/2025 10:44:04 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250123-0005279

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **JAMES E. STUBBLEFIELD, JR. as personal representative of the Estate of BEVERLY R. STUBBLEFIELD**, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, hereby remises, releases and forever quitclaims unto **JAMES E. STUBBLEFIELD, JR., TONY STUBBLEFIELD, DENNIS STUBBLEFIELD AND KIM WILLIAMS** as tenants in common, their heirs and assigns, all right, title and interest in a certain tract of land in Davidson County, Tennessee, described as follows:

Beginning at a concrete post in south margin of Ridge Road, and the N. E. Corner of Acy Binkley property as shown of record in Deed Book 5341, Page 217, Register's Office of Davidson County, Tennessee; thence with the southerly margin of said road, A=21 deg. 17' 24", R=808.15', T=151.90, L=300.29 feet to an iron pin in S. margin of said road; thence S.12 deg. 59 ' 18" W. 230 feet to an iron pin; thence N 84 deg. 51 ' 13" w. 703.77 feet to an iron pin in the old Demonbreum Road; the N. W. corner of a 5.65 acres tract now owned by Laysel Biggs and wife Alzada Biggs; thence N 10 deg. 34 ' 10" E. 212.67 feet to an iron pin, a corner to a lot now owned by Laysel Biggs, deed being of record in Book 2441, Page 185, Register's Office of said County; thence with the line of said lot, S. 86 deg. 07' 57" E. 208.08 feet to an iron pin, S. E. corner of Laysel Biggs lot, and S. W. corner of Acy Binkley lot; thence with the line of Acy Binkley S. 84 deg. 11' 28" E. 209.85 feet to an iron pin; thence with E. line of Acy Binkley, N. 12 deg. 59' 18" E. 184.40 feet to the beginning, containing 3.44 acres more or less.

Being the same property conveyed to John A. Harvey and wife, Peggy Harvey a 1/2 undivided interest by deed from Laysel Biggs

and wife, Alzada Biggs of record in Book 6069, Page 116, Register's Office, Davidson County, Tennessee

CONTINUED

Unimproved ( )

This is improved (X) property, known as

5299 Ridge Road, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Being the same property conveyed to James E. Stubblefield, Sr. and wife Beverly R. Stubblefield, by Quitclaim Deed, from John A. Harvey and wife, Peggy Harvey of record by reference number 20060321-0032401 at the Register's Office for Davidson County, Tennessee, recorded on March 21, 2006.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises. All parties to this transaction agree to be subject to and/or acknowledge the following: 1) that no independent title search or examination was performed by the preparer of this instrument; 2) that the above description was provided by the Grantor(s) to preparer; and 3) that no estate planning, or tax advice was offered as to the effect of this instrument. All parties agree to hold harmless the preparer of this instrument for any and all liability arising out of the foregoing acknowledgements.

WITNESS my hand this 15th day of January, 2025.

James E. Stubblefield, Jr.
SIGNATURE

JAMES E. STUBBLEFIELD, JR.

as personal representative of the Estate of Beverly R. Stubblefield
PRINTED NAME

Grantor
CAPACITY

James E. Stubblefield, Jr.
SIGNATURE

JAMES E. STUBBLEFIELD
PRINTED NAME

Grantee
CAPACITY

SIGNATURE

TONY STUBBLEFIELD
PRINTED NAME

Grantee
CAPACITY

SIGNATURE

DENNIS STUBBLEFIELD
PRINTED NAME

Grantee
CAPACITY

SIGNATURE

KIM WILLIAMS
PRINTED NAME

Grantee
CAPACITY

STATE OF TN
COUNTY OF Sumner

On this 15th day of January, 2025, before me personally appeared **JAMES E. STUBBLEFIELD, JR. as personal representative of the Estate of Beverly R. Stubblefield** to me known to be the person (or persons) described in and who executed the same as such person (or persons') free act and deed.

NOTARY

My commission expires: 01/29/2025

CLARYSSA MCCLUNG
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TN
COUNTY OF Sumner

On this 15th day of January, 2025, before me personally appeared **JAMES E. STUBBLEFIELD, JR.** to me known to be the person (or persons) described in and who executed the same as such person (or persons') free act and deed.

NOTARY

My commission expires: 01/29/2028

CLARYSSA MCCLUNG STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TN
COUNTY OF Sumner

On this 16th day of January, 2025, before me personally appeared **TONY STUBBLEFIELD** to me known to be the person (or persons) described in and who executed the same as such person (or persons') free act and deed.

NOTARY

My commission expires: 01/29/2028

CLARYSSA MCCLUNG STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TN
COUNTY OF Sumner

On this 15th day of January, 2025, before me personally appeared **DENNIS STUBBLEFIELD** to me known to be the person (or persons) described in and who executed the same as such person (or persons') free act and deed.

NOTARY

My commission expires: 01/29/2028

CLARYSSA MCCLUNG STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TN
COUNTY OF Sumner

On this 20th day of January, 2025, before me personally appeared **KIM WILLIAMS** to me known to be the person (or persons) described in and who executed the same as such person (or persons') free act and deed.

NOTARY

My commission expires: 01/29/2025

CLARYSSA MCCLUNG STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

OATH OF CONSIDERATION

STATE OF TN

COUNTY OF Sumner

I hereby swear or affirm that the actual consideration for this transfer is $ 0.

Affiant

Subscribed and sworn to before me on this 15th day of January, 2025.

Notary Public:

My Commission Expires: 01/29/2025

CLARYSSA MCCLUNG STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY