THIS INSTRUMENT PREPARED BY **ABG Properties, LLC** **3136 Barksdale Harbor** **Nashville, TN 37214**	**THIS QUITCLAIM DEED IS PREPARED SOLELY ON THE BASIS OF INFORMATION AND DOCUMENTATION PROVIDED TO THE PREPARER BY THE GRANTOR AND GRANTEE, AND THE PREPARER HAS ACTED AS SCRIVENER ONLY.**

Karen Johnson Davidson County
Batch # 1235156 DEEDQC
02/06/2025 03 45 20 PM 2 pgs
Fees $12 00 Taxes $0 00

20250206-0009279

QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $0

Sharon Stinson
Affiant

Subscribed and sworn to before me this 5th day of February 2025

Notary Public

My Commission Expires 07/06/2026

ADAM WHITEHEAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
ABG Properties, LLC **3136 Barksdale Harbor** **Nashville, TN 37214**	SAME	**062-02-0-A-332.00**

For and in consideration of One Dollar ($1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Sharon B. Stinson** by these presents does hereby quitclaim and convey unto **ABG Properties, LLC, a Tennessee limited liability company,** his/her/their heirs and/or assigns, all their right, title and interest in and to the following described tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 304 on the plan of River Trace Estates, Phase 2, Section 6, as shown by plat of record in Instrument No. 20010605-0058138 on June 5, 2001 in the Register's Office for Davidson County, Tennessee, to which plate reference is hereby made for a more complete and accurate description of said lot:

Being the same property conveyed to Sharon B. Stinson, by Warranty Deed of record in Instrument No. 20021217-0155479, Register's office for Davidson County, Tennessee.

This improved property is known as: 3136 Barksdale Harbor, Nashville, TN 37214

Said property is conveyed subject to any and all such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 5th day of February, 2025

Grantor:

Sharon B. Stinson

Sharon B. Stinson

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within-named Sharon B. Stinson, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal of office, this 5th day of February, 2025.

Notary Public

My Commission Expires: 07/06/2026

(SEAL)

ADAM WHITEHEAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY