NEW OWNER:

STIRR-UP LLC
828 STIRRUP DR
NASHVILLE TN 37221

SEND TAX BILLS TO:

NEW OWNER

Map: page 108
Parcel: 329

THIS INSTRUMENT PREPARED BY:

ROBIN H HAYNES
828 STIRRUP DR
NASHVILLE, TN 37221

INFORMATION REQUESTED BY THE PARTIES – NO TITLE SEARCH CONDUCTED

Karen Johnson
Batch # 1238047
02/18/2025 11 13 54 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250218-0011743

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of **Ten Dollars and no/100 Dollars ($10.00)** cash in hand paid, the receipt of which is hereby acknowledged, ROBIN H HAYNES ("Grantors") have this day bargained and sold and by these presents do hereby quitclaim unto STIRR-UP LLC ("Grantee(s)"), her/his/their successors and assigns, forever, all of their interest in the following tract or parcel of land, situated and lying in DAVIDSON County, Tennessee, bound and described as follows, to-wit

LEGAL DESCRIPTION

All that certain tract of land lying and being in Davidson County, Tennessee and being more particularly described as follows, to-wit

Being Lot No 329 on the Plat of Walnut Hill Manor, Section 1, of record in Plat Book 4460, page 108, Register's Office for Davidson County, Tennessee described as follows.

Said Lot No. 329 fronts 102 feet on the southwest margin of Stirrup Drive and extends back 219 5 feet on the northwest line and 190.5 feet on the southeast line to a line on the rear on which it measures 145 8 feet.

Being the same property conveyed to William C Tucker and wife, Christine H. Tucker by Warranty Deed from Alvin W. Terrell Enterprises, a partnership composed of Alvin W Terrell wife, Gladys B Terrell of record in Book 4803, page 474, Register's Office for Davidson County, Tennessee, dated March 22, 1974 and recorded on April 08, 1974.

Being the same property conveyed to Christine H Tucker by Quitclaim Deed from William C Tucker of record in Book 8617, page 923, Register's Office for Davidson County, Tennessee, dated April 29, 1992 and recorded on May 05, 1992

The said Christine H Tucker, being one and the same person as Christabel Florence Hacker and Christine F Hacker) became deceased on December 21, 2016 Per Affidavit of Heirship of record at Instrument Number 20231018-0081808, in said Register's Office, Sheneale Breaux, the decedent's sister, is her only surviving heir at law

The said Christine H. Tucker, being one and the same person as Christabel Florence Hacker and Christine F Hacker) became deceased on December 21, 2016 Per Affidavit of Heirship of record at Instrument Number 20240322-0020160 , in said Register's Office, Sheneale Breaux, the decedent's sister, is her only surviving heir at law.

Limited Power of Attorney executed by Sheneale Breaux appointing Janice Kay Breaux to sign on her behalf dated 03/12/24 and recorded in Instrument No 20240322-0020161, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Robin H. Haynes, a single woman by Warranty Deed from Sheneale Breaux, an unmarried woman of record in Instrument No. 20240322-0020162, Register's Office for Davidson County, Tennessee, dated March 20, 2024 and recorded on March 22, 2024

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 13TH day of FEB 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Robin Haynes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument

WITNESS my hand and official seal at office this 13 day of February 2025

NOTARY PUBLIC

My commission expires 01.14.2027

PAMELA DEE ROSADO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
, Affiant
Subscribed and sworn before me this the
18 Day of Feb, 2025.
Julia Rivera, Deputy Register