THIS INSTRUMENT PREPARED BY (and return to):
STACEY A. TERRAL, ATTORNEY
1740 Old Fort Parkway, #1342,
Murfreesboro, Tennessee 37129

Karen Johnson Davidson County
Batch # 1238064 DEEDQC
02/18/2025 11 57 36 AM 2 pgs
Fees $12 00 Taxes $0 00
20250218-0011766

FROM: CANDY SITZE

TO: THE SITZE FAMILY TRUST

ADDRESS NEW OWNER:
The Sitze Family Trust
7416 Stacy Drive
Nashville, Tennessee 37221

MORTGAGEE:
Freedom Mortgage

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS:
142 02 0 039.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby expressly acknowledged, **CANDY SITZE**, and her heirs and assigns, hereinafter called the Grantors, have bargained and sold, and do hereby quitclaim and convey unto **THE SITZE FAMILY TRUST**, hereinafter called the Grantee, all of their collective rights, title and interest in and to the following described certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land and improvements in Davidson County, Tennessee, being Lot No. 55 on the Plan of Cross Timbers, Section 2 of record in Plat Book 3700, page 92, 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 Kenneth E. Palmer and wife, Julie E. Palmer, by Warranty Deed dated November 22, 1995, from Mark M. Jones and wife, Shirley C. Jones, and filed of record in Book 9868, page 916, said Register's Office.
>
> Being the same property conveyed to Dennis Sitze and wife, Candy Sitze, by Warranty Deed dated July 31, 2014, from Kenneth E. Palmer and wife, Julie E. Palmer, and bearing File Number FRN-140302 and Transaction Number T20140057066, and filed of record in said Register's Office.

This is improved property known as 7416 Stacey Drive, Nashville, Tennessee 37221. This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand this 21st day of January, 2025.

CANDY SITZE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CANDY SITZE**, with whom I am personally acquainted or who proved her identity to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing Quitclaim Deed.

Witness my hand and official seal this 21 day of January, 2025.

NOTARY PUBLIC

My Commission Expires: Aug 16, 2025

DANIELLE MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is NONE.

CANDY SITZE

Witness my hand and official seal this 21 day of January, 2025.

NOTARY PUBLIC

My Commission Expires: Aug 16, 2025

DANIELLE MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY