Karen Johnson Davidson County
Batch# 1240146 DEEDQC
02/24/2025 09:15:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250224-0013304

This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD VOID THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Michael Stuard	(NAME) New Owner	052 05 0 064.00
(STREET ADDRESS) 1024 LBJ Ct	(STREET ADDRESS) "	
(CITY) Gallatin, (STATE) TN (ZIP) 37066	(CITY) (STATE) (ZIP) "	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **James Franklin Lain, an unmarried man** Grantor, does hereby quitclaim and convey unto **Michael Stuard**, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 33 of Block "I" on the Map of the Revised Plan of Power and Roth's Madison Park Subdivision of record in Book 843, Page 7, Register's Office for said County.

Said Lot No. 33 fronts 60 feet on the southerly side of Emmitt Avenue and runs back 218 feet, more or less, on the westerly line and 224 feet, more or less, on the easterly line to the center of Gibson's Creek on which it measures 60 feet more or less.

Being the same property conveyed to James Franklin Lain, an unmarried man by Deed of record in Instrument 20180123-0006747, in the Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 21 day of February, 2025

Affiant

My commission expires: 03/28/28
(Affix Seal)

Notary Public

MACKENZIE REINACHER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

Witness my hand this 21st day of February, 2025.

James Franklin Lain

STATE OF TN
COUNTY OF Davidson

On this 21st day of February, 2025, before me personally appeared James Franklin Lain, to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/free act and deed.

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

My Commission Expires: 6/29/27

LORI BUIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 02/21/2025 (date of document).

Affiant Signature

02/21/2025

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 21st day of February, 20 25.

Notary's Signature

My Commission Expires: 3/1/25

Notary's Seal

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY