Karen Johnson
Batch # 1245510
03/10/2025 02 33 30 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250310-0017955

Prepared by and return to
Law Office of Eric K Fox,
103 Hazel Path Court Suite 6
2nd Floor Whitehall Building
Hendersonville TN 37075
From information provided by the parties

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That husband, William C Stokes IV, and wife, Carla S Stokes, a/k/a Carla Stokes, (herein "Grantors") for and in consideration of the sum of Ten Dollars ($10 00) and other good and valuable consideration, the receipt and legal sufficiency is hereby acknowledged, and for the purpose of transferring Grantors' entire interest in the subject property, as tenants by the entirety, do hereby quit claim and convey, as tenants by the entirety, unto William C Stokes IV, and Carla S Stokes, as Trustees of the William & Carla Stokes Family Living Trust 2025 dated March 4th, 2025 (Collectively herein "Grantee") or their successors, with full power to sell, convey, mortgage or otherwise deal with said property without the joinder of any beneficiary, all their estate, right, title, interest and claim in and to a certain tract of parcel of land located in Davidson County, City of Old Hickory, State of Tennessee, to wit

Land in Davidson County, Tennessee, being Lot No 150 on the Plan of Section 7, Brandywine Farms, Plat Book 4300, Page 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to William C Stokes, IV and wife, Carla Stokes, from Wood Investments, a Tennessee General Partnership, by Warranty Deed on May 15, 2013, and recorded on May 20, 2013, Instrument No 20130520-0050453, Register's Office, Davidson County, Tennessee

This is improved property, known as 223 Kennett Road, Old Hickory, TN 37138

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

This instrument has been prepared in accordance with information furnished by the within named Grantor(s) and no stipulations are made as to the verification of public records as recorded in Davidson County, Tennessee, as to the ownership or status of title

Tenn Code Ann § 35-15-510 (or appropriate successor statute) shall apply to this property and this conveyance This conveyance preserves Grantors' Tenancy by Entirety (rights of survivorship) protections, with respect to creditors, in accordance with Tennessee law.

IN TESTIMONY THEREOF I have executed this instrument this 4th day of March, 2025

Grantors:

William C Stokes IV

Carla S Stokes, a/k/a Carla Stokes

Address of New Owner	Send Tax Bills to	Map and Parcel
William C Stokes IV and Carla S Stokes, as Trustees of the William & Carla Stokes Family Living Trust 2025, 223 Kennett Road, Old Hickory, TN 37138	William C Stokes IV and Carla S Stokes, as Trustees of the William & Carla Stokes Family Living Trust 2025, 223 Kennett Road, Old Hickory, TN 37138	**054-14, 0057.00**

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared William C Stokes IV and Carla S Stokes to me known to be the persons described in and who executed the foregoing, and acknowledged that he/she executed the same as his/her free act and deed

WITNESS my hand and Notarial Seal at office this 4th day of March, 2025

Notary Public

RACHEL A. FOX STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 11-26-2028

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $10 00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

Person or Agency responsible for payment of taxes
Name William C Stokes IV and Carla S Stokes, as Trustees of the William & Carla Stokes Family Living Trust 2025, dated March 4th, 2025
Address 223 Kennett Road, Old Hickory, TN 37138

Grantee:

William C Stokes IV, as Trustee of the William & Carla Stokes Family Living Trust 2025 dated March 4th, 2025

Carla S Stokes, as Trustee of the William & Carla Stokes Family Living Trust 2025 dated March 4th, 2025

Subscribed and sworn to before me this 4th day of March, 2025

Notary Public

RACHEL A. FOX STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 11-26-2028