QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1245745 DEEDQC
03/11/2025 10:30:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250311-0018249

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF MARCH 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
STEPHEN T. GEORGE	**Same**	
(NAME)	(NAME)	**182150B06700CO**
2533 PRAIRIE HILL DR		
(ADDRESS)	(ADDRESS)	
ANTIOCH, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **MARINA GEORGE, UNMARRIED WOMAN,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **STEPHEN T. GEORGE, UNMARRIED MAN,** ("GRANTEE") HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 67, ON THE PLAN OF FINAL PLAT CLOVER GLEN, PHASE 2, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT 20190221-0015860, REGISTER'S OFFICE FOR DAVIDSON COUNTY, REFERENCE ~O WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO STEPHEN T. GEORGE AND MARINA GEORGE, HUSBAND AND WIFE, BY WARRANTY DEED DATED JANUARY 14, 2020, FROM MERITAGE HOMES OF TENNESSEE, INC., AN ARIZONA CORPORATION, RECORDED ON JANUARY 17, 2020 IN INSTRUMENT NO. 20200117-0006481, REGISTERS OFFICE FOR DAVDISON COUNTY, TENNESSEE.

THE INTENT OF THIS CONVEYANCE IS TO REMOVE ANY RIGHTS , INCLUDING MARITAL RIGHTS, AFFORDED BY LAW OR OTHERWISE OF LUZ MARINA GEORGE IN THIS PROPERTY.

THIS IS IMPROVED PROPERTY REFERENCED AS: 2533 PRAIRIE HILL DR, ANTIOCH, TN 37013.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness our hands this the 11th day of March 2025.

MARINA GEORGE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me personally appeared **MARINA GEORGE** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of March 2025.

Notary Signature

My commission expires:

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

Certificate of Authenticity

I, JOHN HINTON, do hereby 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 3/11/2025.

Date

Affiant Signature

3/11/2025

Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 11th day of March, 20 25.

Notary's Signature

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

My Commission Expires: 10/10/26

Date

Notary's Seal (if on paper)