Karen Johnson
Batch # 1250945
03/24/2025 03 07 34 PM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250324-0022021

THIS INSTRUMENT PREPARED BY:

Jonathan R. Hesser, Attorney
Brighter Day Law
107 Music City Circle, Ste. 200
Nashville, TN 37214
(615) 256-6681

Address New Owner: Send Tax Bills to: Map/Parcel Numbers

James Kelly Hood **Same as New Owner** **73-12-22.00**

2420 Ridgeland Drive
Nashville, TN 37214

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **Stephanie Hood,** for good and valuable consideration and incident to a divorce, hereby conveys, remises, releases and forever quitclaims unto **James Kelly Hood,** her entire right, title, and interest in and to a certain tract parcel of land, situated at **2420 Ridgeland Drive, Nashville, TN 37214**, in Davidson County.

This property is described as follows, to-wit:

BEING LOT NO. 244 ON THE PLAN OF SECTION TOW, SUNSET VIEW, OF RECORD IN BOOK 2663, PAGE 52, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JAMES HOOD AND WIFE, STEPHANIE HOOD, BY WARRANTY DEED FROM ARLEN J. FLOYD, UNMARRIED, RECORDED ON THE 18TH DAY OF MAY 2006 IN INSTRUMENT NO. 20060518-0058512, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY,

TENNESSEE.

FOR VALUABLE CONSIDERATION in relation to the parties' divorce, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

BE IT FURTHER KNOWN, that this transfer shall be effective as of March 13, 2025, and that Stephanie Hood makes no warranty as to ownership of title to the above-referenced Property, but simply agrees to transfer whatever interest she has in it to James Kelly Hood.

WITNESS my hand on this 13th day of March, 2025.

STEPHANIE HOOD

STATE OF Alabama)
COUNTY OF Walker)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STEPHANIE HOOD**, with whom I am personally acquainted and who acknowledged to me that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal this 13th day of March, 2025.

NOTARY PUBLIC

My commission expires: My Commission Expires 01/26/2026

TERRIE DIANNE BEAVER NOTARY PUBLIC

STATE OF Alabama)
COUNTY OF Walker)

The actual consideration or value, whichever is greater, for this transfer is
$ zero (-0-) and is incident to a divorce.

Affiant

Sworn to and subscribed before me this 13th day of May, 2025.

NOTARY PUBLIC

My commission expires: My Commission Expires 01/26/2026

NOTARY PUBLIC STATE AT LARGE ALABAMA JESSIE DIANNE BEAVER