Karen Johnson Davidson County
Batch# 1253418 DEEDQC
03/28/2025 12:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250328-0023440

PREPARED BY:
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, March 28, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COM. EXPIRES OCTOBER 24, 2028

New Owner Address:
Stimson Family Trust
4166 Outer Drive
Nashville, TN 37204

Send Tax Bills To:
Same

Map-Parcel Number:
132-05-0J-002.00 CCM

QUITCLAIM DEED

Cary W. Stimson and Majken V. Stimson, husband and wife (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Stimson Family Trust**, dated August 3, 2017 ("Grantee"), a revocable trust established by Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **March 28, 2025**.

Cary W. Stimson

Majken V. Stimson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Cary W. Stimson, Jr. and Majken V. Stimson**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, March 28, 2025.

Notary Public

My Commission Expires: _____

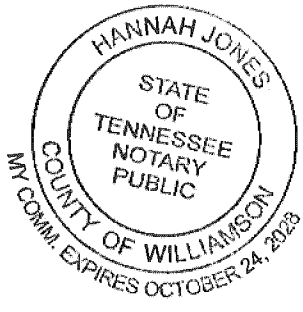


EXHIBIT A

Land in Davidson County, Tennessee, being Unit B, of Outer Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions, and Restrictions for Outer Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20081009-0102468, Register's Office for said County, to which plan reference is hereby made for a more complete description. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Outer Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20081009-0102468, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Cary W. Stimson and Majken V. Stimson, husband and wife, from Amy C. Robertson and Carl P. Marshall, wife and husband, by deed of record in Instrument No. 20170508-0045588, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 4166 Outer Drive, Nashville, TN 37204.

CERTIFICATE OF AUTHENTICITY

I, Sophie L. Buntin, Esq., do hereby make oath that I am a licensed attorney and 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 March 28, 2025.

Affiant Signature

3-28-25
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, March 28, 2025.

Notary Public

My Commission Expires:

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028