Karen Johnson
Batch # 1257858
04/11/2025 10 23 51 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250411-0027155

THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Thomas J. Elmlinger
Attorney at Law
1616 Westgate Circle, Suite 349
Brentwood, TN 37027

STATE OF TENNE
COUNTY OF WILI

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

AFFIANT

This transfer is exempt from the Tennessee Real Estate Conveyance Tax under T.C.A. §67-4-409(a)(3)

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2 DAY OF April, 2025

NOTARY PUBLIC

MY COMMISSION EXPIRES 5-6-2026

THOMAS J. ELMLINGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

ADDRESS NEW OWNER(S) AS FOLLOWS
Christopher Alden Stokes
Revocable Trust
3106 Acklen Avenue
Nashville, TN 37212

SEND TAX BILLS TO:
same

MAP – PARCEL NUMBERS
104-6-314
24W 6155

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Christopher A. Stokes, an unmarried person, do hereby remise, release and quitclaim unto Christopher Alden Stokes, Trustee, and his successors in trust, of the Christopher Alden Stokes Revocable Trust, its successors and assigns, forever, all the right, title, interest and claim which the Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. "A" Block 3 on the plan of a Subdivision of Lot No. 11 in Block No. 1 Lots Nos. 12 and 13 in Block No. 3 and Lots Nos. 12 and 13 in Block No. 4 in Fairfax Place, of record in Book 547, Page 77, Register's Office for said County.

SAID Lot No. "A" fronts 56.08 feet on the northerly margin of Acklen Avenue and extends back 125.93 feet between parallel lines to a dead line in the rear, measuring 56.08 feet thereon.

Being the same property conveyed to Christopher A. Stokes, an unmarried person, by Warranty Deed from Helen R. Hilburn, an unmarried person, dated October 15, 1990, and recorded in Book 8218, Page 220, Register's Office for Davidson County, Tennessee.

This is improved property known as 3106 Acklen Avenue, Nashville, TN 37212.

WITNESS my hand this 2 day of April, 2025.

Christopher Alden Stokes

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

Personally appeared before me, a Notary Public in and for said County and State, the within named Christopher Alden Stokes, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Williamson County, Tennessee, this 2 day of April, 2025.

Notary Public

My Commission Expires: 5-6-2026

THOMAS J. ELMLINGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Prepared without benefit of title search from information provided by the parties. Therefore, the preparer makes no certification as to the validity of title.