Karen Johnson Davidson County
Batch# 1258418 DEEDQC
04/14/2025 10:08:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250414-0027872

Prepared by/Return to:
Signature Title Services, LLC
636 Grassmere Park Drive Suite 130B
Nashville, TYN 37211

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF ~~TENNESSEE~~ INDIANA
COUNTY OF ~~DAVIDSON~~ HAMILTON

The actual consideration or value, whichever is greater, for this transfer is $-0.

Leslie Stiles
Affiant

Subscribed and sworn to before me, this 9 day of April, 2025.

Jennifer Hudson
Notary Public

My commission expires: 04/19/28

JENNIFER HUDSON
Notary Public, State of Indiana
Hamilton County
Commission Number NP0726332
My Commission Expires
April 19, 2028

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Leslie Stiles	New Owner	11907012500
2520 Glenrose Avenue		
Nashville, TN 37210		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged LESLIE STILES, HEIR OF THOMAS ALLEN STILES, " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto LESLIE STILES, "GRANTEE(S)", his/her/their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2, Plan of Glenrose Acres, Resubdivision of Lots 4, 5, & 6, of record in Book 5190, Page 68, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thomas Allen Stiles, married, by Warranty Deed from Vita Properties dated 8/12/96 of record in Book 10158, Page 232, Register's Office of Davidson County, Tennessee. Thomas Allen Stiles died intestate on 11/6/24 leaving Leslie Stiles as his sole heir at law: reference to Affidavits of Heirship being recorded simultaneously herewith in Instrument No. 20250414002787O, and Instrument No. 20250414002787 1, Register's Office of Davidson County, Tennessee.

By way of recital, the purpose of this instrument is to place of record an instrument of conveyance memorializing Leslie Stiles' ownership of the subject property.

This is improved property bearing the street address of 2520 Glenrose Avenue, Nashville, TN 37210.

WITNESS my/our hand(s) this 9 day of April, 2025.

Leslie Stiles
LESLIE STILES

STATE OF ~~TENNESSEE~~ INDIANA
COUNTY OF HAMILTON

Personally appeared before me, a Notary Public of said County and State, Leslie Stiles, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 9 day of April, 2025.

Jennifer Hudson
Notary Public

My Commission Expires: 04/19/28

NOTARY PUBLIC SEAL INDIANA
JENNIFER HUDSON
Notary Public, State of Indiana
Hamilton County
Commission Number NP0726332
My Commission Expires
April 19, 2028

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 4/9/25 (date of document).

Jennifer Russell
Affiant Signature

4/11/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 11th day of April 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

