Karen Johnson Davidson County
Batch# 1262932 DEEDQC
04/22/2025 09:17:30 AM 5 pgs
Fees: $32.00 Taxes: $0.00
20250422-0030525

FROM:

JOHN STAUFFER

TO:

ALICE M. BOHANNON, TRUSTEE

FROM:

ALICE M. BOHANNON, TRUSTEE

TO:

JOHN STAUFFER & WIFE, EMILIE W. STAUFFER, AS TENANTS BY THE ENTIRETY

QUITCLAIM DEED

GEORGE QUINN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JUNE 3, 2028

THIS INSTRUMENT PREPARED BY:

ALICE M. BOHANNON
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE.

Affiant

Subscribed and sworn to before me, this 15th day of April, 2025.

Notary Public

My Commission Expires: 3/20/2028

Address New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
John Stauffer and wife, Emilie W. Stauffer 917 Marengo Lane Nashville, TN 37204	SAME	118-09-0172.00

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for the express purpose of making a re-conveyance to create a tenancy by the entirety with my wife, I, **John Stauffer**, hereby remise, release and

quitclaim unto **Alice M. Bohannon**, Trustee, her successors and assigns, the tracts of land described on Exhibit A attached hereto. Exhibit A is incorporated herein by this reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

And now, I, the said **Alice M. Bohannon**, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby remise, release and quitclaim unto **John Stauffer and wife, Emilie W. Stauffer**, their heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is quitclaimed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS our hands this 15 day of April, 2025.

John Stauffer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 15th day of April, 2025.

My Commission Expires: 3/20/2028

Notary Public

GEORGE QUINN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-20-2028

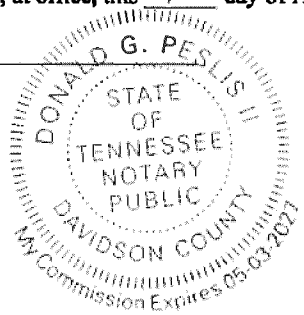
Alice M. Bohannon, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alice M. Bohannon, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th **day of April, 2025.**

My Commission Expires: _____



Notary Public

EXHIBIT A

Legal Description

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 17, on the Plan of Sutton Hill Section of Marengo Park, of record in Plat Book 974, Page 67, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Tract 2:

Beginning at the Southwest corner of Lot No 17 and the southeast corner of Lot No. 16 on the Plan of Marengo Park Subdivision, Sutton Hill Section, and running South to the Southern boundary of the Old Glendale Car Line right-of-way; thence, in a easterly direction and with the southern boundary of said right-of-way about 77 feet; thence, to the southeast corner of Lot 17 and the southwest corner of Lot No. 18 on said Plan; thence with the rear line of Lot 17 about 77 feet to the beginning.

Both Tracts being the same property conveyed to John Stauffer by deed from Michael Fay and wife, Amanda Morales Fay, of record in Instrument No. 20110405-0025956 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 917 Marengo Lane, Nashville, TN 37204

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 4/15/25.

4/21/25
Date

Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 21st day of April, 2025.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

