Name and Address of New Owner:
James Lain
324 Emmitt Avenue
Madison TN 37115

Send Tax Bills To:
same

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 052 05 0 064.00

Karen Johnson Davidson County
Batch# 1278110 DEEDQC
05/27/2025 12:34:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250527-0041405

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Michael Stuard,** "the Grantor," convey and quitclaim unto **James Lain** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee
Being Lot No.33 of Block "I" on the map of the revised Plan of Power and Roth's Madison Park Subdivision of record in Book 8/43, page 7, Register office for Davidson County, Tennessee.

Being the same property conveyed to the within buyers of record as Instrument No 20250224-0013304, Davidson County Register's Office.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on 6 day of March ~~2024~~ 2025.

Michael Stuard (SEAL)

Michael Stuard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6 day of March, 2025, before me personally appeared **Michael Stuard**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of March, 2025.

Meghan Reynolds
Notary Signature
My commission expires: 3/25/26

MEGHAN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$ 0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 27 day of May, 2025.

Notary Signature
My commission expires: 3/6/29

DELANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202505270041405

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 3/6/25 (date of document)

Regina Sullo

Affiant Signature

May 27, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 27 day of May, 2025

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202505270041405