THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 1284671 DEEDQC
06/16/2025 10:39:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250616-0046718

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Emily Littleton Person 915 Elliston Street Old Hickory, TN 37138	New Owners	044-15-0-102.00

This deed is intended to divest the Grantor of any right, claim, or interest in the property in accordance with the divorce proceeding and Final Decree of Divorce dated March 5, 2025, of record in Docket No. 24D-1678 in the Third Circuit Court for Davidson County, Tennessee. The transfer tax on this conveyance is exempt under the provisions of §67-4-409, et. seq., of the T.C.A.

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Joseph M. Settine, an unmarried man,** by these presents do hereby quitclaim and convey unto **Emily B. Littleton nka Emily Littleton Person, an unmarried woman,** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Village of Old Hickory, Section D of record in Plat Book 1424, Page 65, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Emily B. Littleton, an unmarried woman, and Joseph M. Settine, an unmarried man by Warranty Deed from Adan Fonseca and Ladonna Fonseca, husband and wife of record in Instrument No. 20201112-0133140 Register's Office for Davidson County, Tennessee, dated November 06, 2020 and recorded on November 12, 2020. Emily B. Littleton being now known as Emily Littleton Person.

Being also known as 915 Elliston Street Old Hickory, Tennessee 37138.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the
11 day of June, 2025.

Affiant

My commission expires:

Notary Public

(Affix Seal)

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2028

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 11th day of June, 2025.

Joseph M. Settine

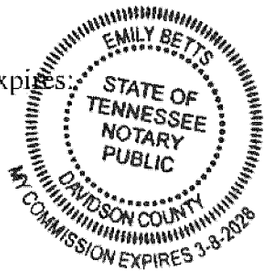
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joseph M. Settine**, 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 seal this 11th day of June, 2025.

Notary Public

My Commission Expires:



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 June 11. 2025.

Affiant Signature

13th day of June, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028