Karen Johnson Davidson County
Batch# 1295452 DEEDQC
07/09/2025 12:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250709-0054004

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 8 day of July 2025.

(Affix Seal) Notary Public

My Commission Expires: Jan 31st 2026

MELANIE EDWARDS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

This instrument prepared upon information furnished by the parties without the benefit of a full and complete title examination, and without advice as to tax consequences. Hale Title and Escrow, LLC and Kathleen Hale McClellan, Esq. shall not be responsible for any matter that could have been resolved by a full and complete title examination and/or tax related counsel.

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Angela L. Duncan John C. Stow 5101 Millbrook Drive Nashville, TN 37221	NEW OWNER	Map/Parcel 155-15-0-A-141.00

For and in consideration of the sum of $10.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Angela L. Duncan, now a married woman**, hereinafter called the "Grantor", does hereby convey, devise, grant and quitclaim unto **Angela L. Duncan and John C. Stow, wife and husband**, hereinafter called the "Grantee", their succesors, and assigns forever, any and all of Grantor's right, title and interest in and to the following described real property being a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 141 on the Plan of Stonemeade, Sec I, as shown on Plat Book 6900, Page 800-801, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Angela L. Duncan, a single woman, now known as Angela L. Duncan, a married woman, by Warranty Deed from John R. Misky and Karri H. Misky, husband and wife, dated September 24, 2015 of record in Instrument No. 20150925-0097599, Register's Office for Davidson County, Tennessee.

This is improved property known as 5101 Millbrook Dr, Nashville, TN 37221.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 8 day of July, 2025.

GRANTOR:

Angela L. Duncan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Angela L. Duncan**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8 day of July 2025

Notary Public

My commission expires: 11/14/2028

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 7/8/2025.

Date

Affiant Signature

7/8/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8 day of July, 2025.

Notary's Signature

My Commission Expires: January 31st, 2026

Date

Notary's Seal

MELANIE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON