Prepared by:
Fred Handbrook
5771 Eatons Creek Rd
Joelton, TN 37080

QUITCLAIM DEED

Karen Johnson
Batch # 1295471
07/09/2025 01 14 48 PM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250709-0054034

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL NO.
Robert M. Vance 6220 Old Hickory Blvd. Whites Creek, TN 37189	SAME	Map 038 00 0 Parcel No. 153.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, including love and affection, the receipt and sufficiency of which is hereby acknowledged, Annie B. Stevens, (the "Grantor") hereby quitclaims to Robert M. Vance (the "Grantee"), his successors and assigns, all of my interest in the following land:

Land in Davidson County, Tennessee, described according to a survey by John Kohl and Company, P.C., dated June 25, 1987, as follows:

Beginning at a point 125 +/- from the intersection of the westerly margin of Freudeman Road and the northerly margin of Old Hickory Boulevard; thence, following the northerly margin of Old Hickory Boulevard a distance of 538.6 feet to a point; thence, N 65" 26' E a distance of 400 feet to a point; thence S 25° 56' E, a distance of 600 feet to a point; thence S 74° 28' W, a distance of 400 feet to the point of beginning, such property being approximately 5.07 acres.

Being a part of the same property conveyed by Harry J. Cooper and wife, Cora James Cooper, to Robert L. Vance and wife, Cora L. Vance and wife, Cora Lee Vance, by deed of record in Book 1417, page 409, Register's Office for Davidson County, Tennessee, and being a part of the same property conveyed by Robert L. Vance and wife, Cora Lee Vance, through a trustee to themselves, by deed of record in Book 7300, page 825, Register's Office for Davidson County, Tennessee. Robert L. Vance predeceased Cora Lee Vance, Grantor. Annie B. Stevens serves as Executrix of the Estate of Cora Lee Vance by Order of the Davidson County Probate Court in Case number 97P-870.

Source of title: Book 11571 Page 131

Property Address: 6220 Old Hickory Boulevard, Whites Creek, TN 37189.

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

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

WITNESS my hand this 30th day of June, 2025.

Annie B. Stevens
ANNIE B. STEVENS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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

Witness my hand this 30th day of June, 2025.

NOTARY PUBLIC

My Commission Expires: 11-8-2028

STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2028

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $ -0-.

Annie B. Stevens
Affiant

Subscribed and sworn before me this 30th day of June, 2025.

NOTARY PUBLIC

My Commission Expires. 11-8-2028

FRED STANDBROOK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2028