Karen Johnson Davidson County
Batch# 1297828 DEEDQC
07/15/2025 10:51:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250715-0055719

PREPARED BY:
Closed Title
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00

AFFIANT

Subscribed and sworn to before me
this 14th day of July, 2025.

NOTARY PUBLIC
My Commission Expires: 11-21-26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:
Stephen Russell Tiller, II and
Silvanna Francesca Valderrama
618 Brentmeadow Circle
Madison, TN 37115

SEND TAX BILLS TO:
New Owner

Map & Parcel: 053 09 0 057.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Stephen Russell Tiller, II, unmarried**, Grantor, does hereby quitclaim and convey all of the undivided right, title and interest, to the hereinafter described property to **Stephen Russell Tiller, II, unmarried, and Silvanna Francesca Valderrama, unmarried, as tenants in common with right of survivorship**, Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 40-A on the Plan of the Zone Lot Division, Lot 40, Kimbolton, Phase I, of record in Plat Book 6900, Pages 276, 277 aid 278 and Amended in Plat Book 6900, Page 964, said Register's Office.

Said Lot No. 40-A fronts 29.81 feet on the Northerly margin of Brentmeadow Circle and extends back 238.43 feet on the Westerly line and 220.14 feet on the broken Easterly line to a broken line in the rear measuring 79.58 feet thereon.

Being the same property conveyed to Stephen Russell Tiller, II, from Kesley Webber and Joshua Webber, by Warranty Deed, of record in Instrument No. 20250624-0049731, Register's Office for Davidson County, Tennessee.

This is real property commonly known as 618 Brentmeadow Circle, Madison, Tennessee 37115.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 14th day of July, 2025.

Stephen Russell Tiller, II

STATE OF TENNESSEE

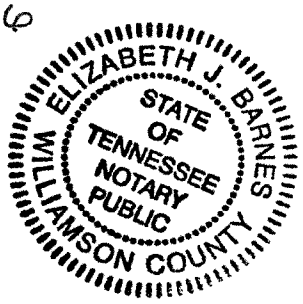
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Stephen Russell Tiller, II**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 14th day of July, 2025.

Notary Public

My Commission Expires: 11-21-26



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 July 14, 2025.

J. Carlton Drumwright

July 14, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 14, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY