THIS INSTRUMENT PREPARED BY:

Doris C. Allen, Esq.
7075 Duncan's Glen Drive
Knoxville, Tennessee 37919
865-207-6717

Responsible Taxpayer: Vivian D. Stockman
3794 Marydale Dr.
Nashville, TN 37207

Karen Johnson
Batch # 1300583
07/22/2025 10 47 20 AM
Fees $22 00 Taxes $0 00
Davidson County
DEEDQC
4 pgs
20250722-0057643

Tax I.D. Number CLT No. 04107008900

QUITCLAIM DEED

This instrument is made and entered into as of the 10 day of July, 2025 by and between Trevor Michael Bryan ("Grantor") and Vivian D. Stockman ("Grantee").

Grantor, does hereby grant, bargain, sell, convey, remise, release and quitclaim unto the said Grantee, all Grantor's right, title and interest in and to the real property and premises described in Exhibit A attached hereto (the "Property"), whether now existing or hereafter arising. Exhibit A is incorporated herein by reference.

Grantor does not claim an interest in the Property and has executed this instrument for the purpose of clearing a potential cloud on the title of the Property resulting from the death of the former co-owner of the Property, Deborah L. Craddock, and subsequent deaths of other relatives of Grantor and Deborah L. Craddock. The specification of the purpose for executing this instrument is not a limitation on the conveyance which is absolute and unconditional except as hereinafter set forth. Grantor does not intend to release any future right, title or interest in the Property received by a transfer directly from Vivian D. Stockman or as a result of any Will existing at the time of her death.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of the date set forth above.

PHILLIP A. MILLER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

TREVOR MICHAEL BRYAN
GRANTOR

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared TREVOR MICHAEL BRYAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 10 day of January, 2025.

Notary Public

PHILLIP M MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My commission expires: 3-6-2029

I hereby swear or affirm that the actual consideration for the property transferred hereby is $ -0-

Affiant

Subscribed and sworn to before me this ____ day of _____, 2025.

Notary Public

My commission expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ -0-, Affiant
Subscribed and sworn before me this the
22 Day of July, 2025.
J. Rivera, Deputy Register

EXHIBIT A

Land in Davidson County, TN being Lot 19 on the Plan of Bell Valley as of record in Book 3500, page 45, Davidson County Register of Deeds to which plan reference is hereby made for a more complete and accurate legal description.

The property has a street address of 3794 Marydale Drive, Nashville, TN 37207.

Being the property conveyed to Jean M. Craddock, Vivian Stockman, Deborah Craddock and Margaret Craddock by deed from Thomas D. Cowan and wife, Lyndell Cowan of record in Book 5359, page 42, Davidson County Register of Deeds.

Also, being the same property conveyed by Jean M. Craddock Johnson and Margaret Craddock Waynick to Deborah L. Craddock and Vivian D. Stockman, their successors and assigns, by Quitclaim Deed dated November 18, 1997 of record in book 10698, page 936, Davidson County Register of Deeds.

Source of Title
20250722-0057637