QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1313979 DEEDQC
08/25/2025 11:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250825-0067818

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 3-2-27
(AFFIX SEAL)

BRANDON LIPHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 3-2-2027

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
RODNEY STANTON	**SAME**	
(NAME) **5152 Ryan Allen Circle**	(NAME)	**041 01 0A 090.00**
(ADDRESS) **Whites Creek, TN 37189**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **SHEMARLO STANTON, AN UNMARRIED WOMAN** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO : **RODNEY STANTON, A MARRIED MAN** ("GRANTEE") THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LOT 93, AS SHOWN ON THE PLAN OF FINAL PLAT OF COBBLESTONE CREEK- PHASE 2 "FIRST REVISION" OF RECORD IN INSTRUMENT #20060612-0069609, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO SHEMARLO STANTON, WIFE AND HUSBAND, RODNEY STANTON, BY SPECIAL WARRANTY DEED FROM NVR, INC., A VIRGINIA CORPORATION T/A FOX RIDGE HOMES, OF RECORD IN INSTRUMENT #20061102-0136362, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 30, 2006, AND RECORDED ON NOVEMBER 2, 2006.

***SEE ALSO SCRIVENER'S AFFIDAVIT OF RECORD IN INSTRUMENT #20131029-0112324, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 2, 2013, AND RECORDED ON OCTOBER 29, 2013.**

This is Improved Property commonly known as: 5152 Ryan Allen Circle, Whites Creek, Tennessee 37189

***SHEMARLO MOSES STANTON AND RODNEY ONEAL STANTON HAVING SINCE DIVORCED ON APRIL 13, 2016.**
***SHEMARLO STANTON IS EXECUTING THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING ALL OF HER INTEREST TO SAID PROPERTY AS PURSUANT TO THE FINAL DECREE OF DIVORCE/MARITAL DISSOLUTION AGREEMENT AS SHOWN IN CASE NO. 2015-DM-366 IN THE CHANCERY COURT FOR SUMNER COUNTY, TENNESSEE AT GALLATIN.**

***RODNEY STANTON HAVING SINCE BEEN REMARRIED.**

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 21 day of AUGUST, 2025.

Shemarlo N. Stanton
SHEMARLO STANTON

STATE OF Tennessee

COUNTY OF SUMNER

Personally Appeared Before Me, The Undersigned, A Notary Public In And For Said State And County, Shemarlo Stanton, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21 day of AUGUST, 2025.

Notary Signature

My commission expires:

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Rodney Stanton
RODNEY STANTON

STATE OF Tennessee

COUNTY OF DAVIDSON

Personally Appeared Before Me, The Undersigned, A Notary Public In And For Said State And County, Rodney Stanton, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21 day of AUGUST, 2025.

Notary Signature

My commission expires:

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Certificate of Authenticity

I, BRANDON LIPPMAN, 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 **August 21, 2025**.

Date

Affiant Signature

August 25, 2025

Date

State of Tennessee

County of DAVIDSON

Sworn to and subscribed before me this **25th** day of **AUGUST**, 20**25**.

Notary's Signature

My Commission Expires: 03/09/2027

Date

Notary's Seal (if on paper)

