Karen Johnson Davidson County
Batch # 1326173 DEEDQC
09/24/2025 08:16:41 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250924-0076070

This Instrument Prepared By and
When Recorded Please Return to:

John C. Bobbitt
101 Springhouse Ct., Suite 202
Hendersonville, TN 37075

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Jude Laporte & Sabine Noelus 2576 Treetop Drive Antioch, TN 37013	NEW OWNER	02601005900

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Janet Burden** "the Grantor," conveys and quitclaims unto **Jude Laporte and wife, Sabine Noelus** "the Grantees," all of Grantor's interest in the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 22 of Block "G" on the plan of Roscoe Place, Goodlettsville, Tennessee, as of record in Book 843, Page 72, Register's Office of Davidson County, Tennessee.

SAID Lot No. 22 fronts 50 feet on the southwesterly side of Goodlettsville Pike, sometimes called Two Mile Pike, and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Frances G. Stanford, unmarried, by Installment Deed from Frank R. Tinnon and wife, Sara W. Tinnon, dated May 31, 1979, and recorded in Book 5443, Page 453, in the Register's Office for Davidson County, Tennessee.

The said Francis G. Stanford died intestate on or about March 2, 2010, leaving James Kevin Stanford as her sole heir-at-law. Reference is hereby made to the Affidavit of Heirship recorded in Instrument No. 20230818-0064570.

The said James Kevin Stanford died on or about October 5, 2013, leaving LaDonna Gail Lovell-Stanford as his sole heir-at-law. Reference is hereby made to the Affidavit of Heirship recorded in Instrument No. 20230818-0064571.

The said LaDonna Gail Lovell-Stanford died on or about January 26, 2023, leaving Janet Burden as her sole heir-at-law. Reference is made to the Affidavit of Heirship recorded in Instrument No. 20230818-0064572. Reference is also made to the intestate probate of the Estate of LaDonna Gail Lovell-Stanford in the Chancery Court for Robertson County, Tennessee, in Probate Case No. CH-23-CV-341.

Reference is made to the Chancery Court for Davidson County, Tennessee, Case No. 22-0464-III, in which Jude Laporte and wife, Sabine Noelus purchased said real property at tax sale and a Final Decree Confirming Sale was entered by said Chancery Court on August 11, 2023, and recorded in Instrument No. 20230818-0064815, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantees herein.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the ____ day of Sept 23, 2025.

Janet Burden (SEAL)
Janet Burden

STATE OF TENNESSEE)
)
COUNTY OF Sumner)

Personally appeared before me, a Notary Public in and for said State and County, **Janet Burden**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 23 day of September, 2025.

Notary Public
My commission expires: 12-1-27

JOHN C BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value whichever is greater, for this transfer is **$0.00**.

(Affiant)

Notary Public

ROBERT MURPHY III
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My commission expires: January 30, 2029