Prepared By:
Pillar Title and Escrow, LLC
4205 Hillsboro Rd Suite 210
Nashville, Tennessee 37215

Address New Owner(s)
Lisa R. Stafford, Raymond Stafford Jr ,
Gary Stafford and Rodney Stafford
5534 Hamilton Cir
Antioch, TN 37013

Send Tax Bills To:
New Owner

Map & Parcel Nos.:
164-04-0B-018.00-CO

Karen Johnson
Batch # 1335923
10/20/2025 10 13 18 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20251020-0083261

W. DILLON WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration for this transaction is $1 00

AFFIANT

Subscribed and sword to me this the 17th day of October, 2025

Notary Public

My Commission Expires: 7/7/27

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lisa R. Stafford** (the "Grantor"), does hereby quitclaim and convey unto **Lisa R. Stafford, Raymond Stafford Jr., Gary Stafford and Rodney Stafford** (the "Grantees"), **as joint tenants, with full rights of survivorship so that upon the death of any party, title shall vest in the survivors**, their heirs and assigns, all of Grantor's right, title, and interest in and to the following described real property located in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit No. 18 on the Plan of Hamilton Run Townhomes, a horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Hamilton Run Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170301-0020039, and amended in Instrument No. 20171117-0118441 and in Instrument No. 20171121-0119229, the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the plan of Hamilton Run Townhomes, as set out an Exhibit "C" to the Declarations of record in Instrument No. 20170301-0020039, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.
>
> Being the same property conveyed to Lisa R. Stafford by Warranty Deed from Eric Peter Nedeljko and Abigail Reid Nedeljko, of record in Instrument No. 20210903-0118719, Register's Office for Davidson County, Tennessee, dated August 31, 2021 and recorded on September 3, 2021.
>
> Being also known as 5534 Hamilton Cir 18, Antioch, Tennessee 37013.

Authority Language:
Notwithstanding the foregoing, it is the express intention of the parties that **Lisa R. Stafford shall retain full authority to make decisions regarding the management, sale, encumbrance, or any other matters concerning the property, including the authority to execute instruments or agreements relating to the property without the consent of the other Grantees.**

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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this the 17th day of October, 2025.

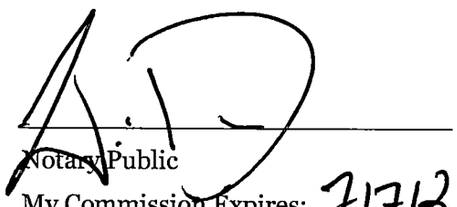
Lisa R Stafford

Lisa R. Stafford

State of Tennessee
County of Davidson

On this the 17th day of October 2025, before me personally appeared Lisa R. Stafford, to me known to be the person described in and who executed the foregoing instrument and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this the 17th day of October, 2025.



Notary Public
My Commission Expires: 7/7/27

