This Instrument Prepared By:
Knight Legal
751 Cool Springs Blvd., Ste 106
Franklin, Tennessee 37067
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

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Karen Johnson Davidson County
Batch # 1338223 DEEDQC
10/24/2025 11 48 39 AM 2 pgs
Fees $12 00 Taxes $0 00
20251024-0084776

New Owner:	Send Tax Bill:	Map/Parcel
John F. Stastny and Debra L. Stastny, Trustees and John F. Stastny and Debra L. Stastny, Tennessee Qualified Trustees of the Stastny Tennessee Community Property Trust dated October 23, 2025, and any amendments thereto 9315 Fall Court East Brentwood, TN 37027	Same as new owner	053 07 0 003.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

Debra L. Stastny
AFFIANT

Sworn ~~to and~~ subscribed before me this 23rd day of October 2025.

Notary Public

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-7-2029

(Notary Stamp)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **JOHN STASTNY** and **DEBBIE STASTNY**, husband and wife (Grantors), by these present do hereby quitclaim and convey unto **JOHN F. STASTNY AND DEBRA L. STASTNY, TRUSTEES AND JOHN F. STASTNY AND DEBRA L. STASTNY, TENNESSEE QUALIFIED TRUSTEES OF THE STASTNY TENNESSEE COMMUNITY PROPERTY TRUST DATED OCTOBER 23, 2025, AND ANY AMENDMENTS THERETO**, (Grantees), its heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 49, VILLAGE OF OLD HICKORY, REVISED PLAN OF SECTION E, as shown on plat of record in Plat Book 1424, Page 132, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to John Stastny and wife, Debbie Stastny, by deed from Ken Carter and wife, Diane Carter, of record in Instrument No. 20160506-0045389, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:

- **Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq;**
- **Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VILLAGE OF OLD HICKORY REVISED PLAN OF SECTION E, as recorded in Plat Book 1424, Page(s) 132, Property Surveys recorded in Plat Book 1424, Page 69 and Plat Book 1835, Page 87, Register's Office, Davidson County, Tennessee;**
- **Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, Register's Office, Davidson County, Tennessee;**
- **Easement for Utilities, recorded in Book 662, Page 556, Book 662, Page 743 and Book 2017, Page 507.**
- **Any and all existing easements and restrictions as shown of record not stated herein**

This is improved property known as: 1704 Overton Street, Old Hickory, Tennessee 37138.

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

WITNESS MY HAND this 23 day of October, 2025.

By: _____
JOHN STASTNY

_____
DEBBIE STASTNY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN STASTNY and DEBBIE STASTNY, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, TN, this 23rd day of October, 2025.

_____
NOTARY PUBLIC

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-7-2029