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
20251024-0084777

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	044 11 0 149.00

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 F. STASTNY** and **DEBBIE L. 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 the 4th Civil District of Davidson County, Tennessee, being Lot No. 2 on the Plan of Village of Old Hickory, Section "A" of record in Plat Book 1424, Page 68, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John F. Stastny and wife, Debbie L. Stastny, by deed from Robert V. Zachar, an unmarried man and Perry Sanborn, an unmarried woman, as joint tenants with rights of survivorship, of record in Instrument No. 20201209-0143304 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.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 402 Jones Street, Old Hickory, TN 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 F. Stastny
JOHN F. STASTNY

Debbie L. Stastny
DEBBIE L. 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 F. STASTNY and DEBBIE L. 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.

RK-Lt
NOTARY PUBLIC

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