**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Suite 130**
**Nashville, TN 37215**

*No title search was performed in the preparation of this Quitclaim Deed*

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 24 day of November, 2025.

Notary Public

My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES SEPT 3, 2029

Karen Johnson Davidson County
Batch # 1351790 DEEDQC
12/01/2025 10 47 56 AM 2 pgs
Fees $12 00 Taxes $0 00
20251201-0094926

# QUITCLAIM DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Annie Stokes and Richard Philip Stokes<br>8033 Still Spring Ridge Road<br>Nashville, TN 37221 | New Owner | 071 04 0 198.00 |

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Richard Philip Stokes,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Annie Stokes and Richard Philip Stokes, wife and husband,** (hereinafter referred to as the "Grantee") their heirs and assigns, all of their interest in the following land:

Land in Davidson County, Tennessee, being the Northerly part of Lot No. 144 on the map of Section One Joywood Heights, as of record in Book 1130, Page 91, Register's Office for said County, described as follows:

Beginning on the Westerly margin of Jones Avenue 52.1 feet North of the corner of Lots Nos. 144 and 145; thence with the Westerly margin of Jones Avenue, Northwardly 32.1 feet to the beginning of a curve; thence around said curve, with a radius of 23.7 feet to the Southerly margin of Jones Circle; thence with the Southerly margin of Jones Circle Westwardly 125.4 feet to the corner of Lots No. 144 and 165; thence with the line between said lots, Southwardly 52 feet to a point 52 feet North of the Southwest corner of Lot No. 144, thence Eastwardly 150 feet to the Westerly margin of Jones Avenue, the point of beginning.

Being the same property conveyed to Richard Philip Stokes, by Warranty Deed from Robert Taylor Dobbs, dated July 30th, 2020, filed for record August 04, 2020, in Instrument No. 20200804-0086367, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2114 Jones Avenue, Nashville, TN 37207

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of November, 2025.

Richard Philip Stokes

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Richard Philip Stokes, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26th day of November, 2025.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES SEPT 3, 2029

Notary Public
My Commission Expires: _____