This instrument was prepared by **B. Nathan Hunt** of the law firm of Patton | Pittman, 101 N Third Street, Clarksville, Tennessee 37040, (931) 647-5242, nhunt@pattonandpittman com

PROPERTY OWNERS AND ADDRESS:

Kathryn B. Stamey, Thomas J. Buttery, Jr.,
and Ashley B. Hunt
1345 Bell Road, Unit 412
Antioch, Tennessee 37013

MAIL TAX STATEMENTS TO:

Ashley B. Hunt
13 Trahern Terrace
Clarksville, Tennessee 37040

THOMAS J. BUTTERY, SR.
(GRANTOR)

TO: QUITCLAIM DEED

Tax Information:
162-12-0-B055.00 CO

KATHRYN B. STAMEY, THOMAS J. BUTTERY, JR., and ASHLEY B. HUNT
(GRANTEES)

THOMAS J. BUTTERY, SR., as **Grantor** and in this deed called the **"Grantor"**, this day transfers by quitclaim unto **KATHRYN B. STAMEY, THOMAS J. BUTTERY, JR., and ASHLEY B. HUNT**, **Grantees,** in equal shares, and in this deed called the **"Grantees"**, **Grantees'** heirs and assigns forever, all of **Grantor's** right, title, and interest in and to the following described real estate, together with any and all improvements located thereon, lying in the Eleventh (11th) Civil District of Montgomery County, Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 19C of Tract II on the Final Plat of Villas at Belle Parke, Phase II, a horizontal property regime, as established by the Master Deed and By-Laws of record in Instrument No. 20020911-0110959; as amended in Instrument No. 20021025-0130922; Instrument No. 20030515-0066792; and Instrument No. 20040218-0018915, and as shown on the plan of record in Instrument No. 20020722-0087814, Register's Office for said County, to which plan reference is hereby made for a more complete description.

This being the same property conveyed to **Thomas J. Buttery (a/k/a Thomas J. Buttery, Sr.)**, unmarried, by deed from Adam Lee Pryor, a single man, dated February 20, 2018, recorded February 20, 2018, of record in Instrument No. 20180222-0017104, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1345 Bell Road, Unit 412, Antioch, TN 37013.

Karen Johnson Davidson County
Batch # 1353611 DEEDQC
12/04/2025 08 29 26 AM 2 pgs
Fees $12 00 Taxes $0 00

20251204-0096191

IN WITNESS WHEREOF, **Grantor** has hereunto signed on this 1st day of December, 2025.

GRANTOR:

Thomas J. Buttery Jr.
THOMAS J. BUTTERY, SR.

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

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

WITNESS MY HAND AND SEAL, of office, this 1st day of December, 2025.

M. Stuart
Notary Public

My Comm. Exp.: 1-16-29.

MARTINIQUE N. STUART
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

The undersigned, Grantees, or agent of the Grantees, or Trustee acting for the Grantees, hereby swears or affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater is $0 00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this 1st day of December, 2025.

NOTARY PUBLIC M. Stuart

My Comm Exp 1-16-29

MARTINIQUE N. STUART
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF A TITLE EXAMINATION BASED ON A LEGAL DESCRIPTION PROVIDED BY THE PARTIES HEREIN AND THE PREPARER MAKES NO WARRANTIES OR REPRESENTATIONS AS TO THE STATUS OF TITLE.