Karen Johnson
Batch # 1358736
12/16/2025 02:33:16 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20251216-0100040

**This Instrument Prepared by:**
**Jessica Doyle**
**Tennessee Adoption and Family Law, PLLC**
**611 Woodland Street**
**Nashville, Tennessee 37206**
**615.896.2022**

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN.

The actual consideration or value
Whichever is greater for this
Transfer is $1.00.

**AFFIANT**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me
This 15 day of November

AMANDA RAYE THORNTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**NOTARY PUBLIC**

My Commission Expires: 11/8/27

# QUITCLAIM DEED

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NO. |
|---|---|---|
| Melissa N. Guthrie<br>229 Stoners Glen Ct.<br>Hermitage, TN 37076 | Same as New Owner | 075-15-0A-229.00 |

FOR AND IN CONSIDERATION OF THE SUM OF one dollar (1.00) cash in hand paid, the receipt of which is hereby acknowledged and other good and valuable consideration, Bradley E. Guthrie ("Grantor"), this day has bargained and sold, and hereby quitclaims, conveys and transfers unto Melissa N. Guthrie (Grantee"), all of his interest in and to a certain tract of land in Davidson County, Tennessee as described more fully as follows:

CERTAIN LAND, LOCATED
IN DAVIDSON COUNTY, TENNESSEE:

Land in Davidson County, Tennessee, being described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated Unit no. 229 of PHASE THREE, STONERS GLEN, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing PHASE THREE, STONERS GLEN, a Horizontal Property Regime, of record in Instrument Number 20000526-0052723, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on the plat of record in Instrument N. 20010726-0079444 as amended in Instrument No. 20020319-0034160; together with a percentage interest in the common elements set forth in said Declaration.

Being the same property conveyed to Bradley E. Guthrie and Melissa N. Guthrie by Warranty Deed from Robert Garry Hornbuckle and Paul B. Hornbuckle of record in Instrument No. 20190503-0041327 in the Register's Office of Davidson County, Tennessee, dated 1st day of May, 2019 and recorded on the 3rd day of May, 2019.

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

This conveyance is made by the grantor herein to convey any and all marital interest he may possess in the property pursuant to a divorce decree of record in the Circuit Court for Davidson County, Tennessee, Case No. 24D-1259.

This Instrument was prepared with information by the Grantees. No title examination was performed to validate the accuracy of title. Therefore, the preparer does not accept liability for this instrument.

This is **improved** property known as **229 Stoners Glen Ct., Hermitage, TN 37076**

**IN WITNESS WHEREOF**, the Grantor(s) hereby affix their signatures on this the 5th day of November, 2025.

Bradley E. Guthrie

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Bradley E. Guthrie, with whom I am personally acquainted (or proved to me by satisfactory evidence), personally appeared before me, the undersigned, a Notary Public in Davidson County, Tennessee, and acknowledged that he executed this instrument for the purposes stated in the instrument. He further pledges that he did not execute said conveyance under any duress or coercion from any other individual.

Witness my hand and official seal, this 5 day of November, 2025.

AMANDA RAYE THORNTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: 11/8/27