Subject Property: **Map & Parcel: 160-06-0A-015.00**

Property Address: 524 STONEGATE PLACE, BRENTWOOD, TENNESSEE 37027

New Owner:	**Jennifer Molteni Guinn**	**Send Tax Bill to:**
Address:	**524 Stonegate Place**	**Same address**
	Brentwood, TN 37027	

This instrument was prepared by: **Neil Campbell**, Attorney at Law
329 S. Royal Oaks Blvd, Ste 205
Franklin, TN 37064
(615) 794-1717

Based on information provided by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.

The parties have specifically waived performance of a title search, title opinion letter, preparing attorney.

Karen Johnson Davidson County
Batch # 1381684 DEEDQC
02/17/2026 10:55:00 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260217-0012245

QUITCLAIM DEED

For the express purpose of making a reconveyance to create a fee simple title in accordance with the Marital Dissolution Agreement and Final Decree of Divorce, entered in the Davidson County Fourth Circuit Court, in Case #25D-528, and for good and valuable consideration, and no monetary consideration, I, Gary Bennett Guinn, Grantor, hereby quitclaim and convey to Jennifer Molteni Guinn, her heirs, successors, representatives, and assigns, hereinafter called Grantee, all the right, title and interest I may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 15 on the plan of Stonegate Subdivision, of record in Boundary Plat in Book 9700, Page 807 and Final Plat in Book 9700, page 808, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Gary Bennett Guinn and Jennifer M. Guinn, husband and wife, by Warranty Deed from Pamela B. Wilder and Jack C. Wilder, as tenants in common, dated December 2, 2015 and filed for record in Instrument No. 20151202-0121330, Register's Office for Davidson County, Tennessee.
>
> Said property herein described is subject to the following, including but not limited to declaration, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

This is improved is property known as: **524 Stonegate Place, Brentwood, Tennessee 37027.** The address is believed to be accurate, but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the

deed of conveyance to the Grantor. This deed was prepared based upon the request and instruction of the Grantee and Grantor and no legal or tax advice was given by the preparer regarding this deed.

IN WITNESS WHEREOF I have hereunto set my hand this 2nd day of December, 2025.

Gary Bennett Guinn

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gary Bennett Guinn, within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2nd day of December, 2025.

NOTARY PUBLIC

My Commission Expires: 07/02/2029



The actual consideration or value, whichever is greater, is $0.