This instrument prepared by:
(And return to:)

Jeffrey M. Grissim,
Attorney at Law
1222 17th Avenue S.
Nashville, TN 37212

Karen Johnson
Batch # 1393866
03/17/2026 10:21:06 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260317-0021125

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
JENERIC, LLC 19 E. Frederick St. Staunton, VA 24401	SAME	Map: 61-15 Parcel: 5.00

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Eric A. Stamer**, (the "Grantor"), married, has bargained and Quitclaimed, and by these presents does transfer and convey unto: **JENERIC, LLC** (the "Grantee"), its successors and assigns, all of his right, title and interest, if any, in and to that certain land in Davidson County, State of Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 38 on the Map of Locust Grove Estates, of record in Book 1424, Page 11, Register's Office for Davidson County, Tennessee, to which map reference is hereby made for a complete and accurate description of said lot.

BEING the same property conveyed to Eric A. Stamer by deed of record in Instrument No.: 20071231-0148618, Register's Office for Davidson County, Tennessee.

Grantor makes oath that the subject property has never been the marital residence of Grantor.

The legal description provided herein is exactly the same as in the prior recorded deed.

This is improved property known as: **1069 Horseshoe Drive, Nashville, TN 37216.**

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

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.

WITNESS my hand this 13 day of February, 2026.

GRANTOR:

Eric A. Stamer

Heather Renee Collins
Commonwealth of Virginia
Notary Public
Commission No. 00348123
My Commission Expires 04/30/2029

STATE OF VIRGINIA)
COUNTY OF AUGUSTA)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ERIC A. STAMER,** the bargainer, 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 official seal at First Bank, this 13 day of February, 2026.

Heather Collins
Notary Public

My Commission Expires:

04/30/29

STATE OF VIRGINIA)
COUNTY OF AUGUSTA)

The actual consideration for this transfer, or value of property (whichever is greater) is $Zero.

Affiant -

Subscribed and sworn before me this 13 day of February, 2026.

Heather Collins
NOTARY PUBLIC
My Commission Expires: 04/30/29

Heather Renee Collins
Commonwealth of Virginia
Notary Public
Commission No. 00348123
My Commission Expires 04/30/2029