Karen Johnson Davidson County
Batch# 1395025 DEEDQC
03/19/2026 09:07:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260319-0021857

NEW OWNER:

The Linda Stanley Revocable Trust
Linda Stanley, Trustee
419 Springview Drive
Nashville, Tennessee 37214

SEND TAX BILLS TO:
New Owner

Map: 95
Group: 11
Parcel: 137.00

THIS INSTRUMENT PREPARED BY:

Rouse Law Group, PLLC
2800 North Mount Juliet Road
Mount Juliet, Tennessee 37122

This instrument was prepared solely from information provided by the parties.

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **LINDA T. STANLEY,** hereinafter called the Grantor, has quitclaimed to **THE LINDA STANLEY REVOCABLE TRUST, UTA** March 19 **, 2026, and as amended thereafter, Linda Stanley as Trustee**, hereinafter called the Grantee, its heirs and/or assigns, all of its interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 63 on the Plan of Cloverdale Subdivision, of record in Book 2133, Page 9, Register's Office for said County, as follows:

Said Lot No. 63 fronts 194.8 feet on the northeasterly side of Springview Drive, as measured along a curve, and runs back between lines, 173.6 feet on the east line and 176 feet on the northwesterly line, to a point in the rear.

Being the same property conveyed to Freddy Stanley and wife, Linda T. Stanley, by Deed from Donald Vern Cooper and wife, Pauline Cooper, dated January 4, 1968, of record in Book 4204, Page 417, Register's Office for Davidson County, Tennessee.

Freddy Stanley died on or about August 26, 2022, leaving Linda T. Stanley as the surviving tenant by the entirety. Linda T. Stanley retains the ownership rights in the above-referenced property in its entirety and has full authority to convey such property.

Linda T. Stanley and Linda Stanley being one and the same person.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 419 Springview Drive, Nashville, Tennessee 37214.

WITNESS SIGNATURE(S) this 19th day of March, 2026.

LINDA T. STANLEY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **LINDA T. STANLEY,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 19th day of March, 2026.

Notary Public

My commission expires: 5/2/27

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 0.00.

Affiant

Sworn to and subscribed to before me, this the 19th day of March, 2026.

Notary Public

My commission expires: 5/2/27

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart Rouse, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/19/26.

Celia Stewart Rouse

Affiant Signature

3/19/26

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 19th day of March, 2026

Notary's Signature

My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY