Name and Address of New Owner:
Stephanie Jones-Dubose and Eric Alexander
156 Oak Valley Drive
Nashville, TN 37207

Send Tax Bills To:
New Homeowners

Karen Johnson Davidson County
Batch# 1397773 DEEDQC
03/26/2026 02:05:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260326-0024196

This Instrument Prepared By:
Nikki Cunningham
Ready Now Title Services, LLC
131 Indian Lake Boulevard
Suite 100-B
Hendersonville, TN 37075

Map & Parcel No: 060 03 0 129.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Stephanie Jones-Dubose, a married woman,** "the Grantors," convey and quitclaim unto **Stephanie Jones-Dubose and husband Eric Alexander,** "the Grantee," all their interest in the following described real estate in Davidson County, Tennessee:

A Certain Tract or Parcel of Land in Davidson County, State of Tennessee, Described as Follows to Wit:

Land in Davidson County, Tennessee, being Lot No. 18, on the plan of Section One, Oak Park Subdivision, as shown on plat of record in Plat Book 3600, page 84, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Stephanie Jones-Dubose, a married woman, by Warranty Deed from Haley Nicole Mullins f/k/a Haley Nicole Siess, married, dated March 26, 2026, and recorded in Instrument Number 202603260024194, in the Register's Office for Davidson County, Tennessee.

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 26th day of March, 2026.

_____ (SEAL)
Stephanie Jones-Dubose

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 26th day of March, 2026, before me personally appeared Stephanie Jones-Dubose, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of March, 2026.

_____
Notary Signature
My commission expires: 9/27/26

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and 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 and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 26th day of March, 2026.

Notary Signature
My commission expires: 9/27/26

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Certificate of Authenticity

I, Tiffany Pollard, 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 March 26, 2026.

Affiant Signature

March 26, 2026

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 26th day of March, 2026.

Notary's Signature

My Commission Expires: 09/27/2026

Notary's Seal

