Karen Johnson
Batch # 1402434
04/07/2026 09:09:07 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
1 pg

20260407-0027657

This instrument prepared by:
M Todd Cathey, Attorney
120 Anderson Lane
Hendersonville, TN 37075

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

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Sherry Lee Staggs	Same as owners	84 -14- 90.00
217 Theodore Road		
Nashville, TN 37214		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100, cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Sherry Lee Staggs, Trustee of the Jamse William Carter Trust, Dated January 31, 2002,** the grantor herein, do hereby Quitclaim and convey unto the **Sherry L Staggs,** the Grantee herein, it's successors and assigns, all of her/his/their right, title and interest in and to that certain real estate in Davidson County, Tennessee, as follows:

LAND in DAVIDSON County, Tennessee, being Lot No. 56, on the Plan of Walnut Grove, of record in Book 2133, page 87, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James William Carter, as Trustee of the James William Carter Trust by Quitclaim Deed from James William Carter dated 1/31/2002 and filed for record on 1/31/2002 of record in Instrument No. 200201310013856, said Register's Office for Davidson County, Tennessee.

This is the same property designated as Map 84 – 14 – 90.00 in the Tax Assessor's Office in Davidson County Tennessee.

THIS CONVEYANCE is made subject to any and all applicable restrictions, easements and building setback lines as are shown in the records of said county and all the estate, right, title and interest of the party of the First therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the said party of the Second, his/her/their heirs and assigns forever.

This is improved property known as: 217 Theodore Road, Nashville TN 37214

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value which ever is greater for this transfer is $0.00

Subscribed and sworn to before me this the 1 day of April, 2026.

Affiant

My commission expires: 8/20/29

Notary Public

LAURA DESMOND
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

WITNESS, our hands on this the 1 day of April, 2026.

Sherry Lee Staggs, Trustee of the James William Carter Trust

Trustee of the James Carter Trust

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said county and state, the within named **Sherry Lee Staggs**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1 day of April, 2026.

My Commission Expires: 8/20/29

Notary Public

LAURA DESMOND
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER