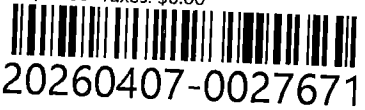
ADDRESS NEW OWNERS AND
SEND TAX BILLS:

Bertha & Ronnie Staggs
4412 Juneau Drive
Hermitage, TN 37076

Karen Johnson
Batch # 1402443
04/07/2026 09:20:14 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs



20260407-0027671

This instrument prepared by:
J. MIRANDA BELOTE
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP/PARCEL NUMBER
Parcel: 075 – 07 – 018.00

QUITCLAIM DEED

This instrument is made and entered into this the 30th day of March, 2026 by **BERTHA STAGGS, AN UNMARRIED WOMAN AND RONNIE STAGGS, A MARRIED MAN,** GRANTOR and **BERTHA STAGGS, AN UNMARRIED WOMAN AND RONNIE STAGGS, A MARRIED MAN, AS TENATNS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** GRANTEES.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTOR hereby conveys, transfers, remises, releases, relinquishes and quitclaims to GRANTEES, their heirs, successors and assigns all of GRANTOR'S right, title and interest in and to the following described real estate, to wit:

The sole purpose of this instrument is to revise and correct the prior deeds vesting.

Real property in the City of Hermitage, County of Davidson, State of Tennessee, described as follows:

Being Lot No. 44 on the Plan of Tulip Grove, Section 1, a plat of which is of record in Book 3700, Page 106 in the Register's Office of Davidson County, Tennessee, reference to which is hereby made for a more complete description of said lot.

Being the same property conveyed to Bertha Staggs, an unmarried woman and Ronnie Staggs, a married man, as tenants in common, by Quitclaim Deed from Greg Dawson, and unmarried man and Bertha Staggs, and unmarried woman, dated December 31, 2021 and recorded

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $NONE.

Rachel A. Ruttledge
AFFIANT

Subscribed and sworn to before me, this the 30th day of March, 2026.

NOTARY PUBLIC

My Commission Expires: 10/30/28

CALLIE HODGES
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

June 2, 2022 in Instrument No. 20220602 – 0063608, Register's Office for Davidson County, Tennessee.

This is improved property known as 4412 Juneau Drive, Hermitage, TN 37076.

Executed on the date first above written.

Bertha Staggs

Bertha Staggs

Ronnie Staggs

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, Bertha Staggs, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office this 30th day of March, 2026.

NOTARY PUBLIC

CALLIE HODGES TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

My Commission Expires: 10/30/28

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, Ronnie Staggs, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office this 30th day of March, 2026.

NOTARY PUBLIC

CALLIE HODGES TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

My Commission Expires: 10/30/28