AFTER RECORDING RETURN TO:
Radian Settlement Services Inc.
1000 GSK Drive
Suite 210
Coraopolis, PA 15108
File No. 1280776724

Karen Johnson Davidson County
Batch# 1404798 DEEDQC
04/13/2026 12:57:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20260413-0029895

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 08310022300

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 9th day of Feb, 2026 by and between **Ryan Kelly Stanton A/K/A Ryan Stanton, an unmarried man, and Elizabeth Stanton, an unmarried woman, who took title as husband and wife,** residing at 102 South 17th Street, Nashville, TN 37206, hereinafter referred to as Grantor(s) and **Ryan Kelly Stanton, an unmarried man,** residing at 102 South 17th Street, Nashville, TN 37206, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 102 South 17th Street, Nashville, TN 37206

Being the same property conveyed to the Grantor(s) in a Deed recorded on 7/01/2013 under Instrument No. 20130701-0067555 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Ryan Kelly Stanton A/K/A Ryan Stanton

Ryan Kelly Stanton A/K/A Ryan Stanton

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Ryan Kelly Stanton A/K/A Ryan Stanton**, the within named Grantor, 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 seal, at office in Nashville, TN, this 9 day of Feb, 2026.

Notary Public

My Commission expires: 07/03/28

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Elizabeth Stanton

Elizabeth Stanton

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Elizabeth Stanton**, the within named Grantor, 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 seal, at office in Nashville, this 9th day of Feb, 2026.

Notary Public

My Commission expires: 07/03/28

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Ryan Kelly Stanton
Affiant

Print Name: Ryan Kelly Stanton

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 9 day of Feb, 2026

Notary Public
My Commission Expires: 07/03/28

Name and address for person(s) responsible for taxes:

Ryan Kelly Stanton
102 South 17th Street
Nashville, TN 37206

Name and address of property owner:

Ryan Kelly Stanton
102 South 17th Street
Nashville, TN 37206

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EAST 106 FEET OF LOTS NO. 17 AND 18 ON THE MAP OF THE CHADWELL HOME PLACE, AS OF RECORD IN BOOK 57, PAGE 135, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PARTS OF SAID LOTS ADJOIN AND FRONT TOGETHER 100 FEET ON THE WEST SIDE OF SOUTH 17TH STREET AND RUN BACK BETWEEN PARALLEL LINES, ALONG THE SOUTH MARGIN OF WOODLAND STREET, 106 FEET TO A DEAD LINE.

Parcel ID: 08310022300

Property commonly known as: 102 South 17th Street, Nashville, TN 37206

CERTIFICATE OF AUTHENTICITY

I, Brooke A. Atkin, 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 **04/10/2026**.

Date

Affiant Signature

04/10/2026

Date

STATE OF PENNSYLVANIA

COUNTY OF ALLEGHENY

Sworn to and subscribed before me this 10TH day of APRIL, 2026.

Notary's Signature

My Commission Expires: OCT. 21ST, 2029

Notary's Seal

Commonwealth of Pennsylvania - Notary Seal
KRISTIN A LOVE - Notary Public
Allegheny County
My Commission Expires October 21, 2029
Commission Number 1408962