Karen Johnson Davidson County
Batch# 1410257 DEEDQC
04/23/2026 09:08:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260423-0033622

QUITCLAIM DEED

CAITLIN LLOYD-MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 5-8-2029
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2026-GTE-234

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kelly Ryan Ray and Ryan Joe Stooksberry	Same as owner	149-02-0-F-028.00-CO
(NAME)	(NAME)	
154 Shiaway Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Kelly Ray**, married (the "**Grantor**"), by these presents does hereby quitclaim, transfer and convey to **Kelly Ryan Ray and Ryan Joe Stooksberry**, wife and husband (the "**Grantees**"), their heirs and assigns, all her right, title, and interest in that certain property in Davidson County, Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

This is improved property located at 154 Shiaway Court, Nashville, TN 37217.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 22nd day of April, 2026.

GRANTOR:

Kelly Ray

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Kelly Ray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of April, 2026.

CAITLIN LLOYD-MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2029

Notary Public

My Commission Expires: 5-8-2029

EXHIBIT "A"

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 28 on the Plan of Raven's Retreat, a Horizontal Property Regime with Private Elements (formerly Vale Ridge Townhomes) as described in Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Raven's Retreat, of record as Instrument No. 20120606-0049599, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property:

Being a portion of the same property conveyed to J2K Builders, LLC by Special Warranty Deed from Renasant Bank of record in Instrument No. 20110818-0064117, Register's Office for Davidson County, Tennessee, dated August 18, 2011 and recorded on August 18, 2011.

Being the same property conveyed to Jimmy M. Keane and Natalie H. Keane, husband and wife by Warranty Deed from J2K Builders, LLC, of record in Instrument No. 20150708-0066386, Register's Office for Davidson County, Tennessee, dated July 02, 2015 and recorded on July 08, 2015.

Being the same property conveyed to Kelly Ray, an unmarried woman by Warranty Deed from Jimmy M. Keane and Natalie H. Keane, husband and wife, of record in Instrument No. 20160816-0085531, Register's Office for Davidson County, Tennessee, dated August, 12, 2016 and recorded on August 16, 2016.

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 April 22, 2026.

Affiant Signature

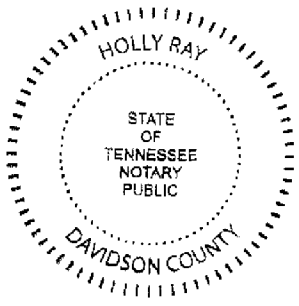
April 22, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 22nd day of April, 2026.



Notary's Signature

My Commission Expires: 03/09/27