Karen Johnson
Batch # 1419189
05/12/2026 08:10:22 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260512-0042451

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND BARRY R. JARVIS, JR. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL, MEDICAID AND/OR TAX RELATED COUNSEL.

Name and Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
JOHN AND DEBORAH STINSON	SAME	042 03 0 035.00
919 N GRAYCROFT AVE		
MADISON 37115		

THIS INSTRUMENT PREPARED BY:

Barry R. Jarvis, Jr., Atty
319 Tyree Springs Rd
White House TN 37188

RETURN TO:
Barry R. Jarvis, Jr., Atty
319 Tyree Springs Rd
White House TN 37188

STATE OF TENNESSEE

COUNTY OF Davidson }

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Deborah Stinson
Affiant

Subscribed and sworn to before me, this the 7th day of May, 2026

Patricia Christine Henderson
Notary Public

My commission expires: Dec. 27, 2027

PATRICIA CHRISTINE HENDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, **JOHN R STINSON.** hereinafter named "Grantor", hereby quitclaims his entire interest to **JOHN R STINSON and wife, DEBORAH KAY STINSON,** for the sum of $1.00 and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, to to create ownership of tenancy by the entirety for **JOHN R STINSON and wife, DEBORAH KAY STINSON** in a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

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. 49 on the Map of Primrose Acres Subdivision, as of record in Book 2663, pages 106 and 107, Register's Office for said County. SAID Lot No. 49 fronts 100 feet on the northerly side of Graycroft Avenue and runs back 228 feet on the westerly side and 231.8 feet on the easterly line to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to Grantor by the Last Will and Testament of Winnie J Bray by Deed of Record in Instrument number 20201218-0150153. Register's Office for Davidson County, Tennessee.

This is improved property known as 919 N. Graycroft Ave., Lot 49, Primrose Acres, Madison, TN 37115

Witness my hand this 7th day of May, 2026.

Grantor- **JOHN R. STINSON**

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me was JOHN R STINSON of whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained on her own behalf.

Witness my hand at office this 7th day of May, 2026.

Notary Public

My Commission Expires Dec-27, 2027

PATRICIA CHRISTINE HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY