Karen Johnson Davidson County
Batch# 1422853 DEEDQC
05/20/2026 12:23:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260520-0045562

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Subscribed and sworn to before me this 20th day of May, 2026.

BRYCE POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public **Affiant**
My Commission Expires: 11-08-2027

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel
Sarah Kingsley and husband, Conner Sweet 104 Sheffield Court Goodlettsville, TN 37072	Same as New Owner.	026-06-0-097.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **SARAH KINGSLEY, MARRIED** by these presents does hereby quitclaim and convey unto **RUSSELL E. FREEMAN, TRUSTEE**, for the express purpose of making a re-conveyance of his interest to create a tenancy by the entirety, and his successors and assigns, all their right, title and interest in and to the following tract of land in the 5th Civil District of Sumner county, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 278 on the Plan of Windsor Green, Phase II, Section II of record in Plat Book 6900, Page 549, 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 the same property conveyed to Sarah Kingsley, an unmarried woman by Warranty Deed from Paula M. Bears, a single woman of record in Instrument No. 20250319-0019339 Register's Office for Davidson County, Tennessee, dated March 13, 2025 and recorded on March 19, 2025.

This is improved property located at 104 Sheffield Court, Goodlettsville, TN 37072

And now, I, the said, **RUSSELL E. FREEMAN, TRUSTEE**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **SARAH KINGSLEY and CONNER SWEET, HUSBAND AND WIFE** for the purpose of

creating a TENANCY BY ENTIRETY, and their successors and assigns, all my rights, title and interest in the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness our hands this 20 day of May, 2026, the bargaining party, having caused my name to be signed hereto on said day and date.

SARAH KINGSLEY

RUSSELL E. FREEMAN, TRUSTEE

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, Bryce Poole, a Notary Public in and for said County and State, **SARAH KINGSLEY**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 20th day of May, 2026.

NOTARY PUBLIC
My Commission Expires: 11-08-2027

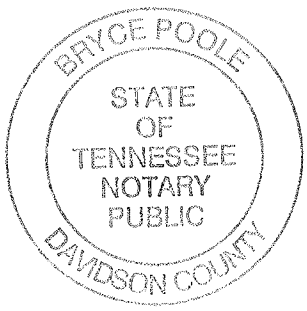
BRYCE POOLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, Bryce Poole, the undersigned, a Notary Public in and for said County and State, **RUSSELL E. FREEMAN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 20th day of May, 2026.

NOTARY PUBLIC
My Commission Expires: 11-08-2027



CERTIFICATE OF AUTHENTICITY

I, **Russell Freeman**, 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 5/20/2026 [DATE].

AFFIANT SIGNATURE

5/20/2026
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 20th day of May, 2026.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

