Karen Johnson Davidson County
Batch# 1422871 DEEDQC
05/20/2026 01:00:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20260520-0045580

File No: 2006297796
Grantor's Loan No. 53610884955

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
**Nathaniel Overton Stinson**, 5539 Hillview Dr, Brentwood, TN 37027

Exempt: Section 67-4-409(a)(1)(c)(v): Are domestic settlement decrees and/or domestic decrees and/or deeds that are an adjustment of property rights between divorcing parties

Tax Parcel Number: 159 12 0 008.00

## QUITCLAIM DEED

**Rachel Barry Stinson**, unmarried, and **Nathaniel Overton Stinson,** unmarried, a formerly married couple who are now divorced pursuant to the Final Decree of Divorce filed in Davidson County, TN in Case No. 23D-462 on 3/24/2026 ("Grantor"), of **5539 Hillview Dr, Brentwood, TN 37027,** for and in consideration of $1.00 (One Dollar and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, releases and quitclaims to **Nathaniel Overton Stinson,** unmarried ("Grantee"), whose tax mailing address is **5539 Hillview Dr, Brentwood, TN 37027,** with quitclaim covenants, all the right, title, interest and claim which the said Grantor has in the following described real estate:

Executed by the undersigned on May 14, 2026:

Nathaniel Overton Stinson

**Nathaniel Overton Stinson**

STATE OF Tennessee
COUNTY OF Williamson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Nathaniel Overton Stinson**, personally known to me, or has produced Drivers License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 14 day of May, 2026.

Notary Public

My Commission Expires
1.24.2028

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Executed by the undersigned on May 14, 2026:

**Rachel Barry Stinson**

STATE OF Tennessee
COUNTY OF Williamson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Rachel Barry Stinson**, personally known to me, or has produced Driver License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 14 day of May, 2026.

Notary Public

My Commission Expires
1.24.2028

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE.**

**BEING LOT NO. 51, ON THE PLAN OF OAK HILL ESTATES, SECTION III, REVISED, AS OF RECORD IN PLAT BOOK 5200 PAGE 16, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.**

**Assessor's Parcel No: 159 12 0 008.00**

**Property Address is: 5539 Hillview Dr, Brentwood, TN 37027**

**BEING THE SAME PROPERTY CONVEYED TO RACHEL BARRY STINSON AND NATHANIEL OVERTON STINSON, WIFE AND HUSBAND FROM CESAR A. MUEDAS AND MARIA R. MUEDAS, HUSBAND AND WIFE, DATED 03/01/2023, RECORDED 03/03/2023, DEED INSTRUMENT NO. 20230303-0015357, COUNTY OF DAVIDSON , STATE OF TENNESSEE.**

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

STATE OF Tennessee
COUNTY OF Williamson

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

Affiant

Subscribed and sworn to before me on this the 14 day of May, 2026.

Notary Public

My Commission Expires: 1-24-2028

SEAL

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**Tennessee Certification of Electronic Document**

I, Nathaniel Bobak, 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 5/14/26 (date of document).

N.W.B.K
Affiant Signature

05/18/2026
Date

State of PA

County of Allegheny

Sworn to and subscribed before me this 18th day of May, 2026.

Lindsey Seltmann
Notary's Signature

MY COMMISSION EXPIRES: November 23, 2028

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lindsey Seltmann, Notary Public
Allegheny County
My commission expires November 23, 2028
Commission number 1387661
Member, Pennsylvania Association of Notaries