Karen Johnson Davidson County
Batch# 1424170 DEEDQC
05/22/2026 10:11:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260522-0046827

RECORDING REQUESTED BY
FIDELITY NATIONAL TITLE

This Instrument Prepared By:
Reginald Harrion, Esq.
o/b/o DeedPro, LLC
1349 Galleria Drive Suite 100
Henderson, NV 89014
Phone: 702-736-6400

RECORDING REQUESTED BY
FIDELITY NATIONAL TITLE
Escrow # 26029490
Title #

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	MAIL TAX STATEMENT TO:	MAP PARCEL NUMBERS:
Stephanie Angell Rice, et al	Stephanie Angell Rice, et al	Map/Parcel
931 Hitt Lane	931 Hitt Lane	025 00 0 073.00
Goodlettsville, TN 37072	Goodlettsville, TN 37072	

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, Stephanie Angell Rice, also known as Stephanie N Rice, formerly known as Stephanie N Angell, a married woman by these presents do hereby quitclaim and convey unto the said Stephanie Angell Rice and David M Rice, wife and husband as joint tenants, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in Davidson County, Tennessee, described as follows.

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to update name

This is unimproved ( ) property known as 931 Hitt Lane, Goodlettsville, TN 37072
Improved ( )

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 19 day of March, 2026, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Stephanie Angell Rice, a/k/a Stephanie N Rice, f/k/a Stephanie N Angell

Stephanie Angell Rice, a/k/a
Stephanie N. Rice, f/k/a
Stephanie N. Angell

ACKNOWLEDGMENT

STATE OF Florida)
ss
COUNTY OF Lee)

Personally appeared before me, Jacklin Johns, a Notary Public in and for said County and State, Stephanie Angell Rice, a/k/a Stephanie N. Rice, f/k/a Stephanie N. Angell the within named bargainor, individual(s), 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

Given under my hand and official seal of office at Cape Coral FL
this 19 day of March, A D., 2026

NOTARY STAMP/SEAL

Notary Public State of Florida
Jacklin Johns
My Commission HH 465434
Expires 12/20/2027

NOTARY PUBLIC
Notary Commission Expires: 12-20-27

AFFIDAVIT OF VALUE

STATE OF _____)
ss
COUNTY OF _____)

The actual consideration or value whichever is greater, for this transfer is $0 00 recordation tax code - (4).

Subscribed and sworn to before me this the _____ day of _____, 20_____.

(Affix Seal)

_____
Affiant

_____
Notary Public

My Commission Expires: _____

Witness our hand this 19 day of March, 2026, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Stephanie Angell Rice, a/k/a Stephanie N Rice, f/k/a Stephanie N Angell

Stephanie Angell Rice, a/k/a
Stephanie N Rice, f/k/a
Stephanie N. Angell

ACKNOWLEDGMENT

STATE OF Florida)
ss
COUNTY OF Lee)

Personally appeared before me, Jacklin Johns, a Notary Public in and for said County and State, Stephanie Angell Rice, a/k/a Stephanie N. Rice, f/k/a Stephanie N. Angell the within named bargainor, individual(s), 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.

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Notary Public State of Florida
Jacklin Johns
My Commission HH 465434
Expires 12/20/2027

NOTARY PUBLIC
Notary Commission Expires: 12-20-27

AFFIDAVIT OF VALUE

STATE OF California)
ss
COUNTY OF Contra Costa)

The actual consideration or value whichever is greater, for this transfer is $0 00 recordation tax code - (4).

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

(Affix Seal)

Natalie Johnson
Affiant

Notary Public

L. LAWRENCE
Notary Public - California
Contra Costa County
Commission # 2543965
My Comm. Expires Jan 29, 2030

My Commission Expires: 1/29/30

EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS.

LAND IN DAVIDSON COUNTY, TENNESSEE, IN THE 11TH COUNCILMANIC DISTRICT METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, FORMERLY THE 10TH CIVIL DISTRICT, BEING DESCRIBED ACCORDING TO A SURVEY MADE BY WILLIAM COLLIER PARRISH ASSOCIATES, CIVIL ENGINEERS, APRIL 22, 1965, AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF HITT LANE, 1.8 MILES FROM OLD DICKERSON ROAD, BEING THE SOUTHEAST CORNER OF THE LAND HEREIN CONVEYED, THE NORTHERLY LINE OF THE J L ANDREWS PROPERTY RUNNING THENCE WITH THE NORTHERLY LINE OF SAME NORTH 85 DEGREES 20 MINUTES WEST 342.25 FEET TO AN IRON PIN; THENCE ON A BROKEN LINE NORTH 19 DEGREES 03 MINUTES EAST 264.16 FEET TO AN IRON PIN; THENCE NORTH 9 DEGREES 28 MINUTES WEST 131 9 FEET TO AN IRON PIN; THENCE SOUTH 87 DEGREES 26 MINUTES EAST ACROSS AN OLD FARM ROAD 206.10 FEET TO AN IRON PIN, THENCE SOUTH 52 DEGREES 38 MINUTES EAST CROSSING A CREEK 292 35 FEET TO THE CENTER OF HITT LANE, THENCE WITH THE CENTER OF THE HITT LANE SOUTHWESTWARDLY 274.17 FEET TO THE BEGINNING, CONTAINING 3 17 ACRES MORE OR LESS.

Being the same property conveyed to Stephanie N. Rice, f/k/a Stephanie N. Angell by Deed from Donna P Stephens, the Executor of record in Document No. 20230221-0011938, said Register's Office.

Tennessee Certification of Electronic Document

I, Samantha Burgess, 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 3/19/26 (date of document).

Samantha Burgess
Affiant Signature

3/23/26
Date

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Contra Costa

Subscribed and sworn to (or affirmed) before me on this 23 day of March, 2026, by Samantha Burgess, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(Seal)

L. LAWRENCE
Notary Public - California
Contra Costa County
Commission # 2543965
My Comm. Expires Jan 29, 2030

Signature