Karen Johnson Davidson County
Batch# 1426350 DEEDQC
05/28/2026 10:59:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260528-0048364

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

(This quitclaim deed was prepared without the benefit of a title search)

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Ian and Stefani Christian 224 Maplewood Trace Nashville, TN 37207	First Bank 341 Cool Springs Blvd. Suite 100 Franklin, TN 37067	060-04-0-0099.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **IAN CHRISTIAN, AN UNMARRIED MAN, AND NICOLE A. STORY, A MARRIED WOMAN,,** by these presents does hereby quitclaim and convey unto the **IAN CHRISTIAN AND STEFANI CHRISTIAN, husband and wife,** their heirs, successors and assigns, all their right, title and interest in and to the following described tract of land:

> Land in Davidson County, Tennessee, being Lot No. 2A on the Plan of Resub of Lot 2 William Phillips Estates of record in Plat Book 5190, Page 748, 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 Ian Christian, an unmarried man, and Nicole A. Story, a married woman, as joint tenants with rights of survivorship, by Warranty Deed dated June 2, 2020, and recorded June 12, 2020, in Instrument No. 20200612-0060400, Register's Office of Davidson County, Tennessee.

This improved property, known as 224 Maplewood Trace Nashville, TN 37207.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 28th day of May, 2026.

Affiant

My commission expires:
(Affix Seal)

Notary Public

COURTNEY MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF MAURY

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 28 day of May, 2026.

Ian Christian

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Ian Christian**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 28 day of May, 2026.

Notary Public

My Commission Expires: 1-24-29

COURTNEY MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF MAURY

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 9th day of March, 2026.

Nicole A. Story

Nicole A. Story

STATE OF FLORIDA
COUNTY OF Duval

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Nicole A. Story**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 9th day of March, 2026.



Rachael Ida Baczynski
Notary Public

My Commission Expires: 07/14/2029

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 5-28-26

Affiant Signature

28th day of May, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of May, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

