Subject Property: **Map & Parcel: 172 05 0A 015.00**

Property Address:

New Owner: **Robert H. Foster**
Address: **5117 Grand Oak Way**
Brentwood, TN 37027

Send Tax Bill to:
Same address

This instrument was prepared by: **Joanie L. Abernathy**, Attorney at Law
136 Fourth Avenue South
Franklin, TN 37064
(615) 790-1778 Facsimile (615) 790-7468

Based on information provided by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.

The parties have specifically waived performance of a title search, title opinion letter, or title insurance by the preparing attorney.

QUITCLAIM DEED

For the express purpose of making a reconveyance to create a fee simple title in accordance with the Final Decree of Divorce, in Davidson County Circuit Court Case Number 25D-1342, and for good and valuable consideration, and no monetary consideration, I, **Stephanie P. Foster**, hereby quitclaim and convey to **Robert H. Foster,** all the right, title and interest I may have, if any, in and to the following described real property located in Williamson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Final Plat, First Revision, Phase Three, Oakmont Subdivision, a Residential Planned Unit Development of record in Plat Book 7900, Page 479, and amended in Book 7900, Page 480, 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 Robert Foster and Stephanie Foster, husband and wife, by warranty deed of Timothy B. Richardson and wife, Tracy L. Richardson of record in Instrument No. 20180711-0067259 said Register's Office.

This conveyance is subject to any and all existing easements and restrictions as shown of record in the Register's Office for Davidson County, Tennessee.

This improved property is known as 5117 Grand Oak Way, Brentwood, Tennessee 37027.

IN WITNESS WHEREOF I have hereunto set my hand this 15th day of June, 2026.

Stephanie Foster
STEPHANIE P. FOSTER

Karen Johnson Davidson County
Batch # 1435081 DEEDQC
06/17/2026 10:18:42 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260617-0054893

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

JOHN PAUL KING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Stephaine P. Foster,** 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 foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15th day of June, 2026.

NOTARY PUBLIC

10/24/2028
My Commission Expires

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The transfer tax on this transfer is exempt under the provisions of § 67-4-409, et. seq., of the Tennessee Code Annotated.

Affiant

Sworn to and subscribed before me this 15 day of June, 2026.

Robin D. Davies
NOTARY PUBLIC

1/30/29
My commission expires

The actual consideration or value, whichever is greater, is $0.

ROBIN D. DAVIES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON