Karen Johnson Davidson County
Batch# 1439069 DEEDQC
06/29/2026 04:11:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20260629-0058788

File No: ARS-133249
Grantor's Loan No. 1100216971

After Recording, Send to:
Allegiant Reverse Services
905 Highland Point Drive, Suite 150
Roseville, CA 95678

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:
Alice Marie Stanley, 701 Sunnyvale Court, Antioch, TN 37013

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: 176 05 0A 059.00

QUITCLAIM DEED

Joseph Bruce Stanley, unmarried, and **Alice Marie Stanley, who acquired title as Alicia Marie Stanley,** unmarried, a formerly married couple who are now divorced. This deed is being executed & recorded pursuant to the Final Decree of Divorce filed in Docket No. 04D-1689 and the grantor is relinquishing all interest in said property and releases any lien he may have now or in the future on the subject property, as set out in the Division of Real Property shown as item 5 a & b of the Final Decree of Divorce ("Grantor"), of **701 Sunnyvale Court, Antioch, TN 37013**, 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 **Alice Marie Stanley,** an unmarried woman ("Grantee"), whose tax mailing address is **701 Sunnyvale Court, Antioch, TN 37013,** with quitclaim covenants, all the right, title, interest and claim which the said Grantor has in the following described real estate:

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 being Lot No. 76 on the Plan of Hickory Woods Estates, Section C as of record in Book 6900 pages 885, 886 and 887, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Holigan Family Investments, Inc. by deed from T & T Partners, I, a Texas General Partnership of record in Book 10427, page 668, Registers' Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: Restrictive covenants contained in an instrument of record in Book 9678, page 187, Register's Office for Davidson County, TN.

Plan of record in Book 6900 page 885, 886 and 887 said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

By-Laws of Hickory Woods Homeowners Association of record at Book 7932, page 648, as corrected in Book 9616, page 470, Book 9616, page 477, Book 9678, page 213 and Book 9674, page 44 Register's Office for Davidson County, Tennessee.

Parcel ID: 176 05 0A 059.00

Property Address is: 701 Sunnyvale Court, Antioch, TN 37013

The instrument constituting the source of Grantor's interest in the foregoing described property was a Warranty Deed recorded as Official Records Book 10598 Page 174 in the Register's Office of Davidson County, 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.

Executed by the undersigned on 6-19, 2026

Joseph Bruce Stanley
Joseph Bruce Stanley

STATE OF Tennessee
COUNTY OF Cumberland

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Joseph Bruce Stanley**, personally known to me, or has produced Driverslicense, 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 19 day of June, 2026.

Rhonda L. Richardson
Notary Public

RHONDA L RICHARDSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02/11/29
COUNTY OF CUMBERLAND

STATE OF Tennessee
COUNTY OF Cumberland

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 $1.00.

Joseph Bruce Stanley
Affiant Joseph Bruce Stanley

Subscribed and sworn to before me on this the 19th day of June, 2026.

Rhonda L Richardson
Notary Public

My Commission Expires: 2/11/29

SEAL



Executed by the undersigned on June 18, 2026:

Alice Marie Stanley

Alice Marie Stanley who acquired title as Alicia Marie Stanley

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Alice Marie Stanley who acquired title as Alicia Marie Stanley**, personally known to me, or has produced Dr. 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 18 day of June, 2026.

Melanie Bumpus
Notary Public

MELANIE BUMPUS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF ~~Davidson~~ MB Tennessee
COUNTY OF Davidson

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 $1.00.

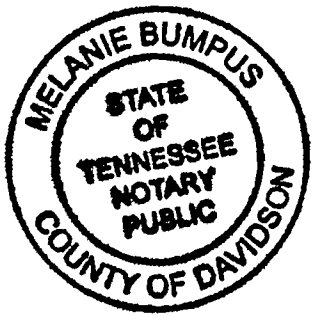
Alice Marie Stanley
Affiant Alice Marie Stanley

Subscribed and sworn to before me on this the 18th day of June, 2026.

Melanie Bumpus
Notary Public

My Commission Expires: My Commission Expires July 7, 2027

SEAL



Tennessee Certification of Electronic Document

I, Sylvia Flake, 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 06/19/2026 (date of document).

Affiant Signature

06/29/2026
Date

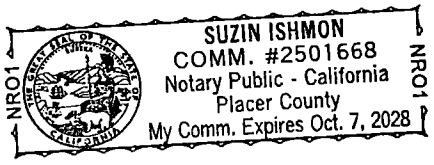
State of California

County of Placer

Sworn to and subscribed before me this 29th day of June, 2026.

Notary Public Suzin Ishmon

My Commission Expires: 10-07-2028



NOTARY'S SEAL