Karen Johnson Davidson County
Batch# 1450506 DEEDQC
07/22/2026 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $838.21
20260722-0066408

THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

Address New Owners	**Send Tax Bills To**	**Map-Parcel No.**
Samuel C. Stafford and Mitzi P. Stafford, Life Tenants; Jacob A. Stafford and Allie M. Stafford, Remaindermen 505 Hickory Trail Drive Nashville, TN 37209	Same	101 00 0 130.00

Quitclaim Deed

Grantor: Samuel C. Stafford and Mitzi P. Stafford, Husband and Wife
Grantees: Samuel C. Stafford and Mitzi P. Stafford, life tenants; Jacob A. Stafford and Allie M. Stafford, remaindermen

Grantor quitclaims and conveys to Samuel C. Stafford and Mitzi P. Stafford, Husband and Wife, for Grantor's life; with the remainder to Jacob A. Stafford (unmarried) and Allie M. Stafford (a married woman) as remaindermen; in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF REVISED SECTION I, HICKORY TRAIL FARMS, OF RECORD IN PLAT BOOK 4460, PAGES 192 AND 193, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Samuel C. Stafford and wife Mitzi P. Stafford, by deed from Mark Rothschild and Soraya Elizabeth Kashani, husband and wife, of record in Instrument No. 20130130-0009843, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 505 Hickory Trail Drive, Nashville, TN 37209.

The intended effect of this deed is to create a life estate in Grantors; and to vest the remainder interest in Jacob A. Stafford and Allie M. Stafford, as remaindermen.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Samuel C. Stafford, Grantor

Mitzi P. Stafford, Grantor

State of Tennessee
County of Sumner

On July 10, 2026, before me personally appeared Samuel C. Stafford, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

JENNIFER DISMUKES BERKON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Notary Public
My commission expires: 12/27/2027

State of Tennessee
County of Sumner

On July 10, 2026, before me personally appeared Mitzi P. Stafford, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as her free act and deed.

JENNIFER DISMUKES BERKON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Notary Public
My commission expires: 12/27/2027

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $226,544.

Jacob A. Stafford, Grantee

JENNIFER DISMUKES BERKON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Sworn to and subscribed before me on July 10, 2026.

Notary Public
My commission expires: 12/27/2027

* *

TRUE Copy Certification

I, Jennifer Berkon, do hereby make oath that I am 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 July 10, 2026.

Signature

7/10/2026
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on July 10, 2026.

Notary's Signature
My Commission Expires: 04/26/27

JOSHUA R. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER