QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1450585 DEEDQC
07/22/2026 12:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260722-0066497

STATE OF TN

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF July, 2026

Notary Public

MY COMMISSION EXPIRES 1/4/2027
(AFFIX SEAL)

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
THE LADY'S INVESTMENTS LLC	**SAME**	
(NAME)	(NAME)	
3540 Gold Crest Lane		**082-03-0-320.00**
(ADDRESS)	(ADDRESS)	
Rosamond, CA 93560		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **GREGORY STAMMEN, A MARRIED MAN,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **THE LADY'S INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("GRANTEE") ITS REPRESENTATIVES, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 33, CRUTCHER BROTHER'S PLAN, AND OF RECORD IN BOOK 161, PAGE 158, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO GREGORY STAMMEN, A SINGLE PERSON BY WARRANTY DEED FROM JOHN BLACKWELL OF RECORD IN INSTRUMENT NO. 20170213-0014726 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 10, 2017 AND RECORDED ON FEBRUARY 13, 2017.

This is Improved Property commonly known as: 1113 Pennock Avenue, Nashville, TN 37207.

*** GREGORY STAMMEN HAVING SINCE BEEN MARRIED.**

***THE SUBJECT PROPERTY WAS NEVER USED AS THE PRINCIPAL RESIDENCE OF THE GRANTOR OR HIS SPOUSE.**

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 18 day of JULY, 2026.

GREGORY STAMMEN

STATE OF Arizona
COUNTY OF Maricopa

Personally Appeared Before Me, The Undersigned, A Notary Public In And For Said State And County, Gregory Stammen, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18 day of July, 2026.

Notary Signature
My commission expires: 11/17/2028

STEPHANY SALGADO
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 676665
Expires November 17, 2028

Certificate of Authenticity

I, BRANDON LIPPMAN, 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 **July 18, 2026**.

Date

Affiant Signature

July 22, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **22** day of **July**, 20**26**.

Notary's Signature

My Commission Expires: 1/30/27

Date

Notary's Seal (if on paper)

