Karen Johnson Davidson County
Batch# 1455873 DEEDQC
08/05/2026 12:23:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260805-0072029

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
R. Houston Akin, Attorney
611 Woodland Street
Nashville, Tennessee 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Caleb C. French & Elizabeth C. Stanton 1400 Sunnymeade Dr. Nashville, TN 37216	SAME	07204019200

QUITCLAIM DEED

THIS INDENTURE made and entered into on this 23rd day of July, 2026, between **Susan Stratton Bryant and Larry D. Bryant,** (collectively, "Grantor"), and **Elizabeth C. Stanton and Caleb C. French**, residents of Davidson County, Tennessee ("Grantee"),

W I T N E S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit:

Land in Davidson County, Tennessee being Lot No. 58 of Block "A" on the Map of Sunnymeade, of record in Book 974, pages 56 and 57 of the Register's Office for Davidson County Tennessee and described as follows:

Beginning at a point in the southerly margin of Sunnymeade Avenue, at the common corner of Lots Nos. 57 and 58; thence with the line between said lots, southerly 148 feet to a point; thence easterly 20 feet; thence North 57 deg 30' east 184 feet to a point in the line of Lot No. 59; thence with the line between Lots 58 and 59, northwesterly 25 feet to a point in the southeasterly line of Sunnymeade Avenue; thence with the line of said Avenue, around a curve, southeasterly to the point of beginning.

Being the same property conveyed to Susan Stratton Bryant and husband Larry D. Bryant by quitclaim deed dated December 14, 2011 from Frank E. Stratton, Jr., Bettie S. Stratton and Frank E. Stratton, III, of record in Instrument No. 20111228-0101477, said Register's Office.

This is improved property known as: **0 Sunnymeade Dr., Nashville, TN 37216.**

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal the day and year first above written.

Susan Stratton Bryant (L.S.)
Susan Stratton Bryant

Larry D. Bryant (L.S.)
Larry D. Bryant

STATE OF TENNESSEE
COUNTY OF Putnam

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Susan Stratton Bryant and Larry D. Bryant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged he/she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Putnam County, Tennessee, this 23rd day of July, 2026.

Sara Short
Notary Public
My Commission Expires: 07/10/2029

SARA SHORT
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$0.00**.

Affiant/Grantee

Subscribed and sworn to before me this 3RD day of August, 2026.

Notary Public
My commission expires: 3/5/30

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 23, 202_6.

August 4, 2026

R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
611 WOODLAND STREET
NASHVILLE, TN 37206
(615) 274-8698

NATALIE LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 4th day of August, 202_6

Notary Public:

My Commission Expires: 11-18-2029