Karen Johnson Davidson County
Batch# 1478997 DEEDQC
10/01/2026 09:02:30 AM 4 pgs
Fees: $23.00 Taxes: $610.50
20261001-0090405

THIS INSTRUMENT WAS PREPARED BY:
Teresa Morgan
Morgan Law Group, PLLC
P.O. Box 60711
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Taylor N. Stinson 565 Brook View Estates Dr. Antioch, TN 37013	SAME	162-06-0-314.00

ADMINISTRATOR'S QUIT CLAIM DEED
(UNDER POWER)

THIS INDENTURE, made this the 24th day of September, 2026, by and between **TERESA MORGAN,** as Administrator, *c.t.a.* for the Estate of Jodene J. Stinson, who died in Davidson County, Tennessee, solely in her capacity as Administrator, *c.t.a.* and not individually, and **BUFORD D. STINSON, III,** a residuary beneficiary of the Estate of Jodene J. Stinson (hereinafter collectively, "Grantor") and **TAYLOR N. STINSON** (hereinafter, "Grantee").

WITNESSETH: That the said Grantor, acting under and by virtue of the power and authority granted by order of the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Docket No. 25P1813, and appointed by agreement of the beneficiaries of the Estate, for and in consideration of the valuable sum of TEN and 00/100 ($10.00) dollars and other valuable consideration paid in hand at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, as granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee, all of the Estate's rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee more particularly described as follows:

Being Lot No. 164 on the Brook View Estates Subdivision, Section III, of record in Book 4460, page 163, Register's Office for Davidson County, Tennessee.

Said Lot No. 164 fronts 178.35 feet on Brook View Drive and fronts being around a curve; thence extends back North 22 deg. 00 min. 38 sec. East 147.78 feet on the East side and South 88 deg. 18 min. 02 sec. East 144.49 feet on the rear or northerly side.

Being the same property conveyed to Buford D. Stinson, *et ux* Jolene Stinson from Barbara A. Turner by Warranty Deed executed on March 29, 1979 of record in Book 5414, Page 965 of the Register's Office for Davidson County, Tennessee.

Jolene Stinson is one and the same as Jodene Stinson.

Said Buford D. Stinson died on July 12, 2023 while still married to Jodene Stinson.

Jodene Stinson died testate on July 8, 2025. Her Last Will and Testament was admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee (Docket No. 25P1813) on November 5, 2025 by an Agreed Order that also appointed attorney Teresa Marie Morgan as the administrator, *c.t.a.* for the Estate. The Court approved the execution of this Deed by an Agreed Order entered in the matter in September, 2026.

The subject property is improved property known as 565 Brook View Estates Drive, Antioch, TN 37013.

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

This is a quitclaim conveyance only. Grantor makes no warranties or representations of title, express or implied, and conveys only whatever interest the Estate may possess.

This conveyance is made by Teresa Morgan pursuant to the authority vested in her as Administrator, *c.t.a.* of the Estate of Jodene J. Stinson by order of the Davidson County Probate Court Docket No. 25P1813 and Buford D. Stinson, III as an individual with a one-half vested interest in the above-described property pursuant to the Last Will and Testament of Jodene J. Stinson.

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

TERESA MORGAN
ADMINISTRATOR, *C.T.A.* OF THE ESTATE OF JODENE J. STINSON

BUFORD D. STINSON, III
RESIDUARY BENEFICIARY OF THE LAST WILL AND TESTAMENT OF JODENE J. STINSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **TERESA MORGAN**, with whom I am personally acquainted and

who, upon oath, acknowledged herself to be the Personal Representative of the Estate of Jodene J. Stinson, the within named bargainor, and that she, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of said estate by herself as an individual devisee.

Witness my hand and seal, at office in Nashville, Tennessee, this 24th day of September, 2026.

Notary Public

My Commission Expires July 7, 2027.

CRYSTAL MARCRUM-POTTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES 7-7-27

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~)
Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **BUFORD D. STINSON, III**, with whom I am personally acquainted and who, upon oath, acknowledged himself to the above-named residuary beneficiary of the Last Will and Testament of Jodene J. Stinson, which was admitted to probate in the Davidson County Probate Court Docket No. 25P1813.

Witness my hand and seal, at office in Nashville, Tennessee, this 24th day of September, 2026.

Notary Public

ALEX PERRIGO STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires ~~July 7, 2027~~
5/2/27

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$ 165,000.00**.

CRYSTAL MARCRUM-POTTER

Subscribed and sworn to before me this 24 day of September, 2026.

Notary Public

My Commission Expires: 7/7/2027

TERESA M. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027

TRUE COPY CERTIFICATION

Pursuant to Tenn. Code Ann. § 66-24-101(d)(3) – As Amended on July 1, 2021

I, **TERESA MORGAN**, Tennessee BPR No. 033448, 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 ~~March 5, 2026.~~ 9/24/2026 TM

9/24/2026

TERESA MORGAN — DATE

TERESA MORGAN
PO BOX 60711
NASHVILLE, TN 37206
Ph: (615) 975-9174
Fax: (615) 577-3649
Email: Teresa@morganlawgroup.us

CRYSTAL MARCRUM-POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 24th Day of September, 2026.

NOTARY PUBLIC
My Commission Expires: July 7, 2027