Karen Johnson Davidson County
Batch# 1480210 DEEDQC
10/02/2026 08:55:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20261002-0090837

This Document Prepared By:
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After Recording, Return and
Mail Tax Statements To: New Owner
Fredric Antonio Stanley Jr. and Toni Nicole Harris
Mailing address:
817 Gina Brooke Ct., Hermitage, TN 37076

STATE OF TENNESSEE COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

RACHEL CHRISTIE
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Subscribed and sworn to me this 2nd day of, September, 2026

Notary Public: Rachel Christie

My Commission Expires : 08/1/2029

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, TONI HARRIS, a married woman, the GRANTOR,

Whose mailing address is: 817 Gina Brooke Ct., Hermitage, TN 37076;

hereby conveys her interest and quitclaim to:

FREDRIC ANTONIO STANLEY JR. and TONI NICOLE HARRIS, husband and wife as tenants by the entireties, the GRANTEES,

Whose mailing address is: 817 Gina Brooke Ct., Hermitage, TN 37076;

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 154, as shown on the map entitled Valley Brooke, of record in Plat Book 5800, page 74, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING THE SAME PREMISES conveyed to Grantor by: Warranty Deed from Suellen C. Mason now known as Suellen C. Patton, married and George S. Patton, dated January 12, 2015, filed January 15, 2015, of record Instrument # 20150115-0004299, in the Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

More commonly known as: 817 Gina Brooke Ct., Hermitage, TN 37076

Assessor's Parcel Number: 087-13-0-018.00

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any. Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Signed on: September 2, 2026

Toni Harris

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public, Toni Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office,

This 2nd day of September, 2026.

Rachel Christie, Notary Public

My commission expires: August 1, 2029

RACHEL CHRISTIE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER

LIFE & LEGACY

114 Canfield Place Unit B9
Hendersonville, TN 37075

TRUE COPY CERTIFICATE

I, Allen Christie, 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 September 2nd, 2026.

Affiant Signature

9/2/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 2nd, day of September 2026.

Rachel Christie
Notary's Signature

MY COMMISSION EXPIRES: 8/01/2029
Notary's Seal (if on paper)

RACHEL CHRISTIE
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER