Karen Johnson
Batch # 1480285
10/02/2026 10:03:30 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20261002-0090972

PREPARED BY:
LISA WEBB, ESQ.
5409 MARYLAND WAY, SUITE 333
BRENTWOOD, TENNESSEE 37027

QUITCLAIM DEED

Address New Owners As Follows	Send Tax Bills To	Map Parcel Numbers
Name Suzanne Kincaid	**Name** Suzanne Kincaid	172-13-OA 081.00 CO
Street Address 717 Winsley Place	**Street Address** 717 Winsley Place	
City **State** **Zip** Brentwood TN 37027	**City** **State** **Zip** Brentwood TN 37027	

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Johnny M. Kincaid, the Grantor, by these presents does hereby quitclaim and convey unto Suzanne Kincaid, all of his right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. .41 on the Plan of Section Two, Williams Grove of record in Plat Book 9700, pages 902-906, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Johnny M. Kincaid and wife, Suzanne Kincaid, by Warranty Deed, from Jill Stinson and Wendell Stinson, and recorded March 17, 2008, in Instrument No. 20080317-0026874, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jill Stinson, married, by warranty deed, recorded August 24, 2006, in Instrument No. 20060824-0104620, Register's Office for Davidson County, Tennessee. Wendell Stinson, spouse of Jill Stinson, joins in this conveyance.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, set back lines, declarations, rights-of-way and easements of record, (4) building restrictions, and (5) other matters of public record.

Witness my hand this 16 day of September 2026.

Johnny M. Kincaid
JOHNNY M. KINCAID

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named, Johnny M. Kincaid, the Bargainor with whom I am personally acquainted, 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 and official seal at Brentwood, Tennessee, this 11e day of September 2026.

Notary Public

My commission expires: 11-25-2028

LAURYN BOGLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 11-25-2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after being duly sworn according to law, does make oath and affirm that this quitclaim deed is executed and delivered in accordance with the terms of a Marital Dissolution Agreement in the case styled *Suzanne McClurkan Kincaid v. Johnny Mitchwayne Kincaid*, Docket No. 26D-377, Fourth Circuit Court for Davidson County, Tennessee, and that the consideration for the transfer is $1.00.

Affiant Johnny M. Kincaid

Subscribed and sworn before me, this the 11e day of September, 2026.

Notary Public

My commission expires: 11-25-2028

This conveyance is exempt from transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(E).

LAURYN BOGLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 11-25-2028