BILL GARRETT, Davidson County
Trans:T20110028012 DEEDQC
Recvd: 05/11/11 09:01 2 pgs
Fees:12.00 Taxes:0.00
20110511-0036027

This Instrument Prepared Without Title Search,
From Information Provided by the Parties, by:
David Kennedy, Jr., ATTORNEY AT LAW
3052 Lebanon Road
Nashville, TN 37214
PH: (615) 883-4998

ADDRESS NEW OWNER:
Dawn Elizabeth Stephen
P.O. Box 414
Fairfax, Virginia 22038

SEND TAX BILLS:
Same as Mortgagee

MORTGAGEE
Countrywide Home Loans, Inc.
801 Crescent Center Drive, #515
Franklin, TN 37067

MAP & PARCEL:
142-8-B-77 CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of TEN DOLLARS ($10.00) and other good and valuable consideration, the same being in satisfaction of certain of the terms of a divorce settlement (see Davidson County Circuit Court, Docket No. 09D-1389) between Grantor and Grantee, the receipt and sufficiency of which is hereby acknowledged, I, **JASON TODD STEPHEN**, hereinafter called the Grantor, have bargained and sold, and by these presents do quitclaim and convey unto **DAWN ELIZABETH STEPHEN**, hereinafter called the Grantee, her heirs and assigns, all of my right, title and interest in and to a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows, to wit:

> Being Unit 77, Coronada Town Home Condominiums, Phase III, as shown on plat of records in Plat Book 5200, Page 67, as established under Master Deed of record in Book 4901, Page 679, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.
>
> Being the same property conveyed to Dawn Stephen by Warranty Deed dated December 5, 2006, from Marcus M. Dipietro and Ruth DiPietro, of record in Instrument Number 20061205-0150114, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to any and all other easements, setback lines, and restrictions of record.

This is improved real property located at and known as: 902 Holly Forrest Drive, Nashville, Davidson County, Tennessee, 37221.

WITNESS my hand this the 28th day of March 2011.

Jason Todd Stephen

JASON TODD STEPHEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **JASON TODD STEPHEN** 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 Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 28th day of March, 2011.

MICHELLE ESCOBEDO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Michelle Escobedo

NOTARY PUBLIC

My Commission Expires: 5-8-12

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $NONE.

Jason Todd Stephen

AFFIANT

Subscribed and sworn to before me this 21st day of April 2011.

LINDA SCHREINER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Linda Schreiner

NOTARY PUBLIC

My Commission Expires: 5/6/2013