# 19243 43310

**This document prepared from information furnished by the parties and no title search was performed**

**PREPARED BY:**
**Birthright Title & Escrow, LLC**
**515 Rivergate Parkway, Ste. 111**
**Goodlettsville, TN 37072**

STATE OF TENNESSEE: COUNTY OF DAVIDSON:
THE AC TUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE HEREIN TRANSFER IS $.00.

Arnold L. Stephens
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 19th DAY OF MARCH, 2013

Mary Birthright
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/3/15

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**ADDRESS NEW OWNER:**
**DAVID STEPHENS**
**1118 CUMBERLAND HEIGHTS RD.**
**CLARKSVILLE, TN 37040**

**SEND TAX BILLS TO:**
**SAME**

**TAX MAP/PARCEL NO:**
**04209006900**

Davidson County DEEDQC
Recvd: 04/08/13 11:02 3 pgs
Fees:17.00 Taxes:0.00
**20130408-0034391**

## QUITCLAIM DEED

For and in consideration of the sum of One (1.00) Dollar, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledge that I, **ARNOLD LEROY STEPHENS,** by these presents do hereby quitclaim and convey unto **DAVID STEPHENS,** all of my right, title and interest in and to the following described parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Kemper Heights, Section 1, as of record in Book 2331, pages 65 and 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 145 fronts 75 feet on the southerly side of Westchester Drive, and extends back between lines, 206 feet on the easterly side and 195.6 feet on the westerly side, to a dead line in the rear on which it measures 76.7 feet.

Being the same property conveyed to Donald L. Stephens and wife, Zelma Irene Stephens, by deed from R. R. Mincy and wife, Mariam Mincy, of record in Book 2491, page 189, Register's Office for Davidson County, Tennessee, the said Donald L. Stephens having since died on April 29, 1996, the property vested by operation of law in his surviving spouse, Zelma Irene Stephens. Zelma Irene Stephens died on June 15, 1999, unmarried and intestate, and Leroy Stephens being one of her heirs. All other heirs-at-law being Donna I. Driggs, Ronald G. Stephens, James D. Stephens, Sr. and Margie L. Bland executed a previous deed of record by Instrument No. _____, Register's Office for Davidson County, Tennessee

THIS IS IMPROVED PROPERTY KNOWN AS: 1007 WESTCHESTER DRIVE, MADISON, TN 37115

Said property is hereby conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my hand and seal on this the 25 day of March, 2013.

Arnold LeRoy Stephens
**ARNOLD LEROY STEPHENS**

State of PA )

County of Chester )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **ARNOLD LEROY STEPHENS**, the within named 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, at office, this 25, day of March, 2013.

Notary Public

My commission expires:

Notarial Seal
Robb S. Frees, Notary Public
Phoenixville Boro, Chester County
My Commission Expires Sept 2, 2016
Commonwealth of Pennsylvania

ROBB S. FREES
NOTARY PUBLIC
COMMONWEALTH OF PENNSYLVANIA

I, Philip Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 6/21/15.

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY