File No.

EXECUTOR'S QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 06/19/15 15:33 3 pgs
Fees:17.00 Taxes:0.00
20150619-0059096

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 day of June, 2015.

Notary Public

MY COMMISSION EXPIRES: 2/25/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Stephens	Same	117 03 0B 149.00
(NAME) 1017 Davidson Rd	(NAME)	
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Frank Stephens, II, (hereinafter referred to as the "Decedent") died on February 20, 2001, leaving a Last Will and Testament dated December 12, 1996. The Last Will and Testament was admitted to probate on March 28, 2001, in the Seventh Circuit Court For Davidson County, Tennessee, Probate Division, for Davidson County, Tennessee, and assigned the case number 01P-387, Volume No 1765\324065. The Personal Representative, Frank Stephens, is duly qualified. Debts of the Decedent have been paid. The Personal Representative, by signing this Personal Representative's Quitclaim Deed, releases any right the Personal Representative has to recover this property in the event of the insolvency of Decedent's estate.

NOW THEREFOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Frank Stephens, Executor of the Frank Stephens, II Estate

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

F. LARRY STEPHENS AND WIFE, ANGELA K. STEPHENS,

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, described as follows, to wit:

Unit No, J-7, Parcel No. 149 in a horizontal property regime which is located on the revised Plat of Villager Condominium, of record in Book 5200, page 201, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Frank Stephens and wife Evelyn G. Stephens by deed from William G. Sanford, dated November 20, 1981, of record in Deed Book 5821, page 536, Instrument Number, Evelyn G. Stephens having predeceased her husband, leaving him sole owner by operation of law. Register's Office for said County.

Pursuant to Tenn. Code Ann. S 66-24-121 (a), the legal description is the same as in the previous deed of record.

SAID property is subject to such conveyances which may have affected the property conveyed herein and only conveys that land which can be shown by survey and or detailed title search, no warranty as to accuracy of description is implied or expressed.

SAID property is conveyed subject to such limitations, restrictions and encumbrances, as may affect the premises with no warranty expressed or implied, Grantor conveys only such interest as he/she may have.

Pursuant to Tenn Code Ann 660240121(a), the legal description was prepared from the boundary survey identified.

This instrument was prepared by information furnished by the parties herein.

This is investment property only and has never been the residence of the grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as Unit J-7 2601 Hillsboro Road, Nashville, TN 37212

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my hands this 19 th day of June, 2015.

Frank Stephens

Frank Stephens, Executor of the Frank Stephens, II Estate

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Frank Stephens, Executor of the Frank Stephens, II Estate, with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Executor respectively of Estate of Frank Stephens, II, the within named bargainor, and that he as such appointed Executor being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the Estate, by the Probate Court, as such Executor, and attesting the same of the Executor as his fee act and deed.

WITNESS my hand and notarial seal at my office at Nashville, Tennessee, this 19, day of June, 2015

JAMES C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC

My commission expires: 2/25/19

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, 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.

Michael J. Mills, attorney at law

State of Tennessee:
County of Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Notary Public James C. Smith
My Commission Expires: February 25, 2019

