THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20160002500 DEEDQC
Recvd: 01/11/16 14:10 2 pgs
Fees:12.00 Taxes:0.00
20160111-0002721

[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.]

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Maleah Stephens 2411 Vaulx Lane Nashville, TN 37204	Same as Owner	118-01-0-395.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Maleah Stephens, Trustee of the 2411 Valux Lane Trust**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **Maleah Stephens, married**, hereinafter called the Grantee, her heirs and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plat of Edgar C. Allen Subdivision, of record in Book 974, page 28, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property most recently conveyed to Maleah Stephens, Trustee of the 2411 Valux Lane Trust, by Quitclaim Deed from Maleah Stephens, a married woman, of record on 09/16/2015, at Instrument No. 20150916-0093707, Davidson County Register of Deeds.

This is property commonly known as 2411 Vaulx Lane, Nashville, TN 37204.

This conveyance is subject to any and all visible easements, relevant easements of record, covenants, conditions, restrictions, master deeds, by-laws, and the like of record, applicable government and zoning regulations, and all other matters of record or of law.

Witness my hand this 30th day of December 2015:

Maleah Stephens, Trustee of the 2411 Valux Lane Trust

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Maleah Stephens, Trustee of the 2411 Valux Lane Trust** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of December 2015

CAROLYN S. SWEARINGEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 6, 2019

Carolyn S. Swearingen
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF December 2015

Carolyn S Swearingen

Notary Public

My Commission Expires: _____

My Commission Expires May 6, 2019

