BILL GARRETT, Davidson County
Trans:T20170050901 DEEDQC
Recvd: 06/14/17 14:23 2 pgs
Fees:17.00 Taxes:0.00
20170614-0059835

This instrument prepared by:
Lynn Newcomb, Attorney
BALTHROP, PERRY,
NOE & NEWCOMB
An Association of Attorneys
102 Boyd St, PO Box 82
Ashland City, TN 37015

Sharon Malone Stephens

TO: Sharon Malone Stephens and
Maynard Forrest Stephens
8455 CUB CREEK RD
NASHVILLE TN 37209

SEND TAX BILLS TO: SAME

MAP & PARCEL:
077-00-0-064.00

QUITCLAIM DEED

For and in consideration of ONE and no/100 DOLLARS ($1.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, Sharon Malone Boyd, n/k/a Sharon Malone Stephens, by these presents do remise, release and QUITCLAIM unto Lynn Newcomb, TRUSTEE, for the express purpose of making a reconveyance to create a tenancy by the entirety, all of my right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Tract No. 2 of the Alton Foutch and Betty Petrino Property as of record in subdivision Plat Book 6200, page 99, Register's Office, Davidson County, Tennessee.

Said Tract 2 begins at a concrete monument in the southerly right-of-way of Cub Creek Road at the Northeast corner of the Paul Hannah property; thence South 52 deg. 58' East 353.12 feet to an iron pin in the center of Cub Creek; thence North 41 deg. 08' East 236.78 feet to an iron pin in the center of said creek; thence North 33 deg. 59' East 140.27 feet to an iron pin in the center of said creek; thence North 50 deg. 46' West 338.26 feet to a concrete monument at the southerly right-of-way of Cub Creek Road; thence also, said right-of-way South 40 deg. 39' West 390.00 feet to the point of beginning containing 3.086 acres more or less according to a survey of Gregg Underwood dated May 2, 1984.

Being the same property conveyed to Sharon Malone Boyd by deed from Russell G. Boyd of record at Instrument No. 20010326-0028448, Register's Office of Davidson County, Tennessee.

This is the same description as the prior deed of record.

This conveyance is subject to any and all existing restrictions and easements of record.

And now, I, the said unto Lynn Newcomb, TRUSTEE, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby remise, release and QUITCLAIM unto Sharon Malone Stephens and Maynard Forrest Stephens, as tenants by the entirety, their heirs and assigns, all of my right, title and interest in the same property herein above described and set forth, to which reference is hereby made. This conveyance is subject to any and all existing restrictions and easements of record.

In Witness Whereof, we have hereunto set our hands this 15th day of May, 2017.

SHARON MALONE STEPHENS

_____, Trustee
LYNN NEWCOMB, TRUSTEE

STATE OF TENNESSEE }
County of Cheatham }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Sharon Malone Stephens, the bargainor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 15th day of May, 2017.

My Commission expires:
10-28-2018

Jamie A. Folk
Notary Public

JAMIE A. FOLK
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires OCT. 28, 2018

STATE OF TENNESSEE }
County of Cheatham }

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JAMIE A. FOLK
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires OCT. 28, 2018

STATE OF TENNESSEE }
COUNTY OF Cheatham }

The actual consideration for this transfer is $-0-.

AFFIANT

Subscribed and sworn to before, this the 15th day of May, 2017.

Jamie A. Folk
NOTARY PUBLIC

My Commission expires: 10-28-2018

JAMIE A. FOLK
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires OCT. 28, 2018

NO TITLE SEARCH HAS BEEN PERFORMED IN CONNECTION WITH THE PREPARATION OF THIS INSTRUMENT, AND THUS NO LIABILITY IS ASSUMED BY THE PREPARER AS TO THE STATUS OF TITLE.