QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0. 2 nL Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF August, 2017 Notary Public COMMISSION EXPIRES: My Commission Expires March 20, 2018 (AFFIX SEAL)

Davidson County DEEDQC
Recvd: 08/14/17 10:43 3 pgs
Fees:17.00 Taxes:0.00
20170814-0083038

JAKE CRUM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:		
ADDRESS NEW OWNER(S) AS FOLLOWS: **Joseph & Lauryn Stephens** **2849 Paddle Wheel Drive** **Nashville, TN 37214**	SEND TAX BILL TO: **Joseph & Lauryn Stephens** **2849 Paddle Wheel Drive** **Nashville, TN 37214**	MAP-PARCEL NUMBERS: **062 02 0B 055.00**

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, and for the express purpose of making a reconveyance to **Joseph C. Stephens** + Lauryn S. Stephens [redacted], the undersigned, **Joseph C. Stephens and Lauryn Sandefur nka Lauryn S. Stephens**, hereinafter referred to as Grantor, hereby quitclaims to **Preston Matthews**, Trustee, his successors and assigns forever, all of his right, title and interest in the following described real estate, situated in **Davidson** County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot 133, on the Plan of Abbington Park, Phase One, Section Two, as shown on plat of record in Instrument 20030922-0139712, and amended in Instrument 20031006-0146904, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Joseph C. Stephens, an unmarried man and Lauryn Sandefur, an unmarried woman, as tenants in common with full rights of survivorship by Warranty Deed from Emily Downs, unmarried dated July 15, 2015 and recorded July 16, 2015 as Instrument No. 20150716-0069202, in said Register's Office for Davidson County, Tennessee.

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

Property address is: 2849 Paddle Wheel Drive, Nashville, Tennessee 37214.

IN WITNESS WHEREOF, the said **Joseph C. Stephens and Lauryn Sandefur nka Lauryn S. Stephens** has hereunto their signatures, on this, the 7th day of August, 2017.

Joseph C. Stephens

Lauryn Sandefur nka Lauryn S. Stephens

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 **Joseph C. Stephens and Lauryn Sandefur nka Lauryn S. Stephens**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing Quit-Claim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 7 day of August, 20 17

My commission expires: March 20, 2018 (My Commission Expires)

NOTARY PUBLIC

JAKE CRUM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

AND NOW I, the said **Preston Matthews**, Trustee, for the express purpose of carrying out the intent of this conveyance as set out above, do hereby quitclaim to **Joseph C. Stephens and** [redacted] wife, **Lauryn S. Stephens**, their heirs and assigns forever, all of thier right, title and interest in the following described real estate, situated in **Davidson** County, State of Tennessee, to-wit:

LSS LS

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

IN WITNESS WHEREOF, the said **Preston Matthews**, TRUSTEE, has hereunto set his signature, on this, the 4th day of August, 20 17.

Preston P Matthews

Preston Matthews, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Preston Matthews**, Trustee, 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 foregoing Quit-Claim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 8th day of August, 20 17.

My commission expires: 11/3/2020

NOTARY PUBLIC

RENEE DELAINE GARRETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2020

True Copy Certification for Recording Purposes

I, _____, do hereby make oath that I am 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 of Custodian/Certifier

State of _____ County of _____ SS:

Before me, _____, a notary public for this county and state, personally appeared _____ (certifier), with who I am personally acquainted, and who

acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature S-E-A-L Comm exp:

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019