Davidson County DEEDQC
Recvd: 08/18/17 14:28 3 pgs
Fees:17.00 Taxes:0.00
20170818-0085252

THIS INSTRUMENT PREPARED BY:

Box #14

ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| Ryan Scott Stephens and<br>Maleah Stephens<br>3124 Wilson Pike Circle<br>Brentwood, TN 37027 | Owner | 08111040200 |

## QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **Ryan Scott Stephens**, hereinafter called the Grantor, by these presents does transfer, convey and quitclaim unto **Ryan Scott Stephens and Maleah Stephens, husband and wife holding title as tenants by the entirety**, hereinafter called the Grantees, their heirs and assigns, all of Grantor's interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 270 in D.T. McGavock's Addition, a plan of which is of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee. Said Lot fronts 50 Feet on the west side of Alberts Avenue and extends back between parallel lines 170 feet to a 16 foot alley.

BEING all of the same property conveyed to Ryan Scott Stephens by Quitclaim Deed of record in Instrument No. 20161201-0126031, Register's Office for Davidson County, Tennessee.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

THIS INSTRUMENT HAS BEEN PREPARED UPON INFORMATION PROVIDED BY THE PARTIES AND THE PREPARER HAS NOT CONDUCTED ANY TITLE EXAMINATION INDEPENDENT FROM THE TITLE MATERIALS SUPPLIED BY THE PARTIES. THE PREPARER MAKES NO WARRANTIES OR REPRESENTATIONS REGARDING THE STATUS OF TITLE TO THE PROPERTY.

IN WITNESS WHEREOF, this instrument has been executed this 16 day of August, 2017.

Ryan Scott Stephens

STATE OF TENNESSEE ]
COUNTY OF DAVIDSON ]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ryan Scott 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 they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 18 day of August, 2017.

Notary Public
My Commission Expires: 7/27/21

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE ]
COUNTY OF Davidson ]

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

Affiant

Subscribed and sworn to before me this 18 day of August, 2017.

Notary Public
My Commission Expires: 7/27/21

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019