Karen Y Johnson Davidson County
Batch# 172461 DEEDQC
12/11/2018 08:19:25 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20181211-0120279

Subject Property: 173-06-0-B-061.00CO

Property Address: 2335 Somerset Valley Drive, Antioch, TN 37013

New Owner:	Jason Stevenson	**Send Tax Bill to:**
Address:	2335 Somerset Valley Drive Antioch, TN 37013	Same address

This instrument was prepared by: **Kathryn L. Yarbrough**, Attorney at Law
136 Fourth Avenue South
Franklin, TN 37064
(615) 790-1778; Facsimile (615) 790-7468

No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.

The parties have specifically waived performance of a title search, title opinion letter, or title insurance by the preparing attorney.

QUITCLAIM DEED

For the express purpose of making a reconveyance to create a fee simple title in accordance with the Final Decree of Divorce, entered on August 21, 2018, Davidson County Fourth Circuit Court Case No. 17D2137 and for good and valuable consideration, and no monetary consideration, I, **Michelle Kawas-Stevenson,** hereinafter called the Grantor, hereby quitclaim and convey to **Jason Stevenson,** hereinafter called the Grantee, all the right, title and interest I may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 61, on the plan of Final Plat, Phase One, Cambridge Park at Barnes Road Subdivision, as shown on the plat of record in Instrument 20120912-0082696, in the Registers Office of Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Jason Stevenson and Michelle Kawas-Stevenson from Atkins & Associates Homebuilders, Inc. by Warranty Deed dated 05/29/2015 of record in Instrument 20150529-0049704, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Blackwater Construction, Inc., a Tennessee Corporation from First Citizens National Bank by Warranty Deed dated 09/26/2012 of record in Instrument 20120928-0088517, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Atkins & Associates Homebuilders, Inc. a Tennessee Corporation from Blackwater Construction, Inc., a Tennessee Corporation by Deed of record in Instrument 20150529-0049702, Register's Office for Davidson County, Tennessee.

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

IN WITNESS WHEREOF I have hereunto set my hand this 21 day of August, 2018.

Michelle Kawas-Stevenson

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michelle Kawas-Stevenson,** within named 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 instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 21 day of August, 2018.

Marissa L. Walters
NOTARY PUBLIC

9/22/2019
My Commission Expires

MARISSA L. WALTERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The transfer tax on this transfer is exempt under the provisions of § 67-4-409, et. seq., of the Tennessee Code Annotated.

Kathryn K Pulbrough
Affiant

Sworn to and subscribed before me this 21 day of August, 2018.

Marissa L. Walters
NOTARY PUBLIC

9/22/2019
My commission expires

MARISSA L. WALTERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

The actual consideration or value, whichever is greater, is $0.