Karen Johnson Davidson County
Batch# 233348 DEEDQC
05/22/2019 03:52:56 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190522-0048679

This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC (APP)
Nashville City Center
511 Union Street, Suite 1600
Nashville, Tennessee 37219

QUITCLAIM DEED

Address New Owner(s)	**Send Tax Bills To:**	**Map & Parcel No.:**
Marcus Stephens 612 Hill Road Brentwood, Tennessee 37027	New Owner	094-01-0H-001.00 094-01-0H-002.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **BARBARA N. STEPHENS,** and husband, **HARVARD STEPHENS,** individuals (collectively, the "Grantor"), does hereby quitclaim and convey unto **MARCUS STEPHENS,** an unmarried man ("Grantee"), Grantee's heirs and assigns, forever, all of Grantor's right, title and interest in and to the following parcels of real estate located in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto and incorporated by this reference (collectively the "Property").

Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. The attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument is prepared without the benefit of title search or abstract and the preparer gives no opinion as to title. This instrument may be executed in counterparts.

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 16th day of May, 2019.

GRANTORS:

Barbara N. Stephens

Harvard Stephens

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Barbara N. Stephens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Brentwood, TN, this 17th day of May, 2019.

BESMOY SAMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: July 9, 2022

STATE OF TENNESSEE
COUNTY OF Shelby

Before me, a Notary Public of the state and county mentioned, personally appeared Harvard Stephens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Memphis, Tennessee this 20th day of May, 2019.

J. Rick Ellis

Notary Public

J. RICK ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

My Commission Expires: Jan 20, 2020.

STATE OF TENNESSEE)

COUNTY OF Dawson)

The actual consideration for this transfer is $0.

Andrea P. Reis

AFFIANT

Subscribed and sworn to before me, this 22nd **day of May, 2019.**

NOTARY PUBLIC

TAMMY L. REEVES
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 6/21/21

EXHIBIT A

Legal Description

LAND in Davidson County, Tennessee, and being Lot No. 57 on the Plan of Payne, Blakemore & Cummings Addition to Nashville, of record in Book 57, Page 70, as amended in Book 57, Page 81, Register's Office for said County.

SAID Lot No. 57 fronts 50 feet on the easterly margin of 12th Street and extends back between parallel lines 161 feet to an alley.

BEING the same property conveyed to Barbara N. Stephens and husband, Harvard M. Stephens by deed of record in Book 7993, Page 348, Register's Office for Davidson County, Tennessee.