QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF June, 2019

Notary Public

MY COMMISSION EXPIRES: 1-6-2020
(AFFIX SEAL)

KRISTEN RADCLIFFE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

Karen Johnson Davidson County
Batch# 248464 DEEDQC
06/25/2019 03:17:20 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190625-0061572

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Precious Stevenson	**Same**	**04900007103**
(NAME)	(NAME)	
3504 Steven Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JUDY W. DUNN, UNMARRIED ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

PRECIOUS STEVENSON, UNMARRIED ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY E. L. MILLER, JR. AND CO., MAY 7, 1963, AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE NORTHERLY MARGIN OF STEVENS LANES, NORTH 86° 50' WEST I 54 FEET FROM THE NORTHWEST CORNER OF SAID LANE AND BUENA VISTA PIKE; THENCE WITH THE NORTHERLY MARGIN OF SAID LANE NORTH 86 50' WEST 100 FEET TO AN IRON PIN; THENCE NORTH 3° 30' WEST 209.1 FEET TO AN IRON PIN; THENCE NORTH 76° 40' EAST 100 FEET TO AN IRON PIN; THENCE SOUTH 3° 50' EAST 238.2 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JAMES DUNN AND BELUAH DUNN, HUSBAND AND WIFE, BY WARRANTY DEED FROM WILLIAM H. SADLER, AS EXECUTOR UNDER THE WILL OF SARAH SELENE SADLER, AND ROBERT F. SPANN, EXECUTOR OF THE ESTATE OF MARY AGNES SADLER, OF RECORD IN BOOK 9933 PAGE 193, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID JAMES DUNN HAVING SINCE DIED INTESTATE AND LEAVING SAID PROPERTY TO HIS ONLY HEIR-AT-LAW, JUDY W. DUNN, PER AFFIDAVIT OF HEIRSHIP OF RECORD IN INSTRUMENT NUMBER 20180608-0055200, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **3504 Stevens Lane, Nashville, Tennessee 37218**

Witness our hands this the 20th day of June, 2019.

JUDY W. DUNN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JUDY W. DUNN,** the 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 within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of June, 2019.

Notary Public

My Commission Expires: 7-6-2020

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020