THIS INSTRUMENT PREPARED BY:
JANELLE A. SIMMONS
ATTORNEY AT LAW
222 SECOND AVENUE NORTH, SUITE 230
NASHVILLE, TENNESSEE 37201
(615) 467-1801

Karen Johnson Davidson County
Batch# 249900 DEEDQC
06/28/2019 09:04:43 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190628-0062869

QUITCLAIM DEED

FROM: STEVEN B. FORD **MAP/PARCEL ID NUMBER: 083-02-0-112.00**

TO: CHERYLANN STEPHENS

Grantor and Grantee acknowledge that this instrument has been prepared based only on information provided by the parties. No title examination or settlement has been performed in the preparation of this document or title insurance provided in conjunction with this transfer. Preparer of this document makes no warranties as to title on the property herein conveyed. This Quitclaim Deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished and shall have no liability for the status of the title to the property.

New Owner & Address	Taxable Party	Map/Parcel ID Number
Cherylann Stephens **403 Chapel Avenue** **Nashville, Tennessee 37206**	**Cherylann Stephens** **403 Chapel Avenue** **Nashville, Tennessee 37206**	**083-02-0-112.00**

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the division of property in that certain case styled **Cherylann Stephens Vs. Steven B. Ford, Third Circuit Court for Davidson County, Tennessee, Docket Number 19D-377,** and that the actual consideration or value, whichever is greater, for this transfer is $0.00.

Cherylann Stephens
CHERYLANN STEPHENS

SUBSCRIBED AND SWORN TO BEFORE ME, THIS

THE 31, DAY OF May, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES: Jan 3, 2023

NATALIA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXP. JAN. 03, 2023

(AFFIX SEAL)

This Instrument Prepared By:

Janelle A. Simmons
Attorney at law
222 Second Avenue North
Suite 230
Nashville, Tennessee 37201
(615) 467-1801

FOR AND IN CONSIDERATION and in compliance with the division of property in a Final Decree of Absolute Divorce filed in the Davidson County Circuit Court, State of Tennessee, under Docket Number 19D-377, the receipt of which is hereby acknowledged, I, Steven B. Ford, by these presents do hereby quitclaim and convey unto Cherylann Stephens, single person, her heirs, successors and assigns, all of his right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the Northerly 6 feet of Lot No. 1 and the Southerly 46 feet of Lot No. 2, Subdivision of Roberts Property of record in Plat Book 421, Page 81, in the Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description of property.

Said Lot fronts 52 feet on the Westerly margin of Chapel Avenue and extends back between parallel lines 150 feet to a dead line in the rear which measures 52 feet thereon.

This being the same property conveyed to Burkett Homes, Inc., a Tennessee Corporation by Warranty Deed from Raymond K. Seip and Patricia A. Seip, Trustees of the Seip Living Trust dated May 18, 2009 recorded on the 11th day of July, 2013 in Instrument No. 20130711-0071845 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cherylann Stephens and Steven B. Ford, by Warranty Deed, dated August 22nd, 2014 recorded on the 2nd day of September, 2014 in Instrument No. 20140902-0079609 in Register's Office for Davidson County, Tennessee.

This is improved property known as: **403 Chapel Avenue, Nashville, Tennessee 37206**

THIS conveyance is subject to (1) Taxes (2) All matters shown on the Plan of record in Plat Book 421, Page 81, Register's Office for Davidson County, Tennessee (3) Any and all existing easements and restrictions as shown of record not stated herein.(4) Restricted Covenant for detached Structure recorded at Instrument No. 20131014-0107205; all in the Register's Office for Davidson County, Tennessee.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to the appropriate gender.

This conveyance is made pursuant to *Tennessee Code Annotated* §36-4-121 and a Final Decree of Divorce entered in the Circuit Court of Davidson County, Tennessee, Docket No. 16D-1585.

IN WITNESS WHEREOF I have hereunto set my hand on this the 31st day of May, 2019.

STEVEN B. FORD

STATE OF Tennessee }
COUNTY OF Davidson }

Personally appeared before me, a Notary Public in and for said County and State, the within named, Steven B. Ford, 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 purpose therein contained.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st, DAY OF May, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES: Jan 3, 2023

NATALIA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXP. JAN. 03, 2023

(AFFIX SEAL)