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 3 pgs
Fees: $17.00 Taxes: $0.00
20190628-0062870

QUITCLAIM DEED

FROM: STEVEN B. FORD **MAP/PARCEL ID NUMBER: 083-01-0-323.00**

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**	**083-01-0-323.00**

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.

Natalia Johnson
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 Southerly 50 feet front and 47.7 feet rear of Lot No. 5 on the Plan of Greenway, of record in Plat Book 421, Page 110, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 5 fronts 50 feet on the Westerly side of North 14th Street and runs back between lines 267.15 feet, more or less, on the Northerly line and 268.5 feet on the Southerly line along the Northerly margin of an alley to another alley in the rear in which it measured 47.7 feet.

Being the same property conveyed to Emily J. McGarvey, as a married woman by Quit-Claim deed from Emily McGarvey f/k/a Emily J. Derousse and Nathan Samuel McGarvey, wife and husband of record in Instrument No. 20121108-0103090 Register's Office for Davidson County, Tennessee, dated November 02, 2012 and recorded on November 08, 2012.

Being the same property conveyed to Shane Dustin Smith and Nick Lowry, tenants in common by Warranty Deed from Emily J. McGarvey and Nathan Samuel McGarvey, wife and husband of record in Instrument No. 20150326-0026029 Register's Office for Davidson County, Tennessee, dated March 25, 2015 and recorded on March 26, 2015.

Being the same property conveyed to Cherylann Stephens and Steven B.Ford, wife and husband of record in Instrument No. 20150729-0074660 Register's Office for Davidson County, Tennessee, dated July 24, 2015 and recorded on July 29, 2015.

This is improved property known as: **1110 N. 14th St., Nashville, Tennessee 37206**

THIS conveyance is subject to (1) Taxes (2) All matters shown on the Plan of record in Plat Book 421, Page 110, Register's Office for Davidson County, Tennessee (3) Any and all existing easements and restrictions as shown of record not stated herein..

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.

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: Jan 3, 2023 (AFFIX SEAL)

