Karen Johnson Davidson County
Batch# 249900 DEEDQC
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Fees: $22.00 Taxes: $0.00
20190628-0062871

INSTRUMENT PREPARED BY:
Janelle A. Simmons, Attorney
Suite 230, Washington Square
222 Second Avenue North
Nashville, Tennessee 37201
(615) 467-1801

QUITCLAIM DEED

FROM: STEVEN B. FORD **MAP / PARCEL ID NO. 082-07-0-364.00**
TO: CHERYLANN STEPHENS
RACHEL LEAH SIEGEL

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 NO.
Cherylann Stephens Rahcel Leah Siegel 403 Chapel Avenue Nashville, Tennessee 37206	Cherylann Stephens 403 Chapel Avenue Nashville, Tennessee 37206	082-07-0-364.00

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 v. Stephen 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,
Grantee

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS THE 31st, DAY OF May, 2018.

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

Natalia Johnson
NOTARY PUBLIC

MY COMMISSION EXPIRES: Jan 3, 2023

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 v. Stephen 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.**

RACHEL SIEGEL,
Grantee

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS THE 5th, DAY OF June, 2019
NJ

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

NOTARY PUBLIC MY COMMISSION EXPIRES: Jan 3, 2023

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 11D-2410, the receipt of which is hereby acknowledged, I, **STEVEN B. FORD**, by these presents do hereby quitclaim and convey unto **CHERYLANN STEPHENS AND RACHEL SIEGEL**, two people, their heirs, successors and assigns, all their rights, titles and interests in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Village Manor of record in Plat Book 3300, Page 55, in Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description:

BEING the *same property conveyed to Noel A. Amell, unmarried by Warranty Deed from Amy C. Kilpatrick, unmarried of record in Instrument No. 20151109-0113723 Register's Office for Davidson County, Tennessee, dated October 30, 2015 and recorded on November 09, 2015 and Scriveners Affidavit recoded on May 04, 2017, of record in Instrument No. 20170504-0044219.*

BEING the same property conveyed to Rachel Siegel, an unmarried woman, and Cherylann Stephens and Steven B. Ford, as tenants in common with rights of survivorship, by way of Warrant Deed from Noel A. Amell, recorded in Insrument No. 20180213-0014284 Register's Office for Davidson County, Tennessee, dated February 7, 2018 and recorded on February 13, 2018.

THIS conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan of record (6) All applicable Governmental and Zoning regulations (7) all reversions and (8) All indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

THIS is improved property with a physical address known as 615 Lischey Avenue, Nashville, Tennessee 37207.

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. 19D-377

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

STEVEN B. FORD,
Grantor

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

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