This instrument prepared by:
J. Randall Hooper
Hooper, Zinn & McNamee, PLLC
109 Westpark Drive, Suite 300
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 287968 DEEDQC
09/19/2019 08:10:51 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190919-0094898

Record and return to:
Same as preparer

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Walter and Laurie Stephens Revocable Trust Walter Earnest Stephens III, Trustee Laurie Poznar Stephens, Trustee 707 Wild Timber Court Franklin, TN 37069	Same as New Owner	072 10 0 169.00

QUITCLAIM DEED TO TRUSTEE

For good and valuable consideration, receipt of which is hereby acknowledged, **Walter Stephens and wife, Laurie Stephens**, hereinafter Grantors, have bargained and sold, and by these presents does quitclaim, transfer and convey unto **Walter Earnest Stephens III and Laurie Pouzar Stephens, Trustees of the Walter and Laurie Stephens Revocable Trust** dated February 1, 2013, hereinafter Grantees, their successors and assigns, all of Grantors' right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Lot No. 7 on the Plan of part of the subdivision of the E. B. Rucker land on Bronte Avenue of record in Plat Book 1130, page 20, in the Register's office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of the property
>
> Being the same property conveyed to Walter Stephens and wife, Laurie Stephens by deed from Brandon Crawford, married, of record in Instrument No. 2015-0508-0042183, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to taxes for the current year and subsequent years and all easements, restrictions, covenants, liens, encumbrances and other matters of record.

This is improved property known as 2826 Bronte Avenue, Nashville, Tennessee 37216.

Grantee, as Trustee, has the power and authority to protect, conserve, sell, lease, encumber or

otherwise manage and dispose of the property as provided by law and the terms of the trust agreement. The property and its proceeds have the same immunity from the claims of Grantors' separate creditors as would exist if Grantors had continued to hold the property or its proceeds as tenants by the entirety. Tenn. Code Ann. § 35-15-510 applies to the property and its proceeds.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 23rd day of August 2019.

Walter E. Stephens, III
Walter Stephens, Grantor

Laurie Stephens
Laurie Stephens, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantors, Walter Stephens and Laurie Stephens, with whom I am personally acquainted and who upon oath acknowledged they executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of August 2019.

Sara Denman
Notary Public
My Commission Expires: 2/21/22

SARA DENMAN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES FEBRUARY 21, 2022

State of Tennessee
County of Williamson

The actual consideration for this transfer is $0.00. The purpose of this transaction is to transfer the subject property to a revocable living trust.

Subscribed and sworn to before me this 23rd day of August 2019.

Walter E. Stephens, III
Walter Earnest Stephens III, Trustee, Grantee

Sara Denman
Notary Public
My Commission Expires: 2/21/22

SARA DENMAN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES FEBRUARY 21, 2022