THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 071160
PARCEL: 385.00

NEW OWNER'S ADDRESS:
Stephanie A. W. & Erik M. Nelson
1354 Rosedale Ct.
Nashville, TN 37207

SEND TAX BILLS TO:
CapStar Bank
2002 Richard Jones Rd., Ste 300A
Nashville, TN 37215

QUITCLAIM DEED

FOR THE PURPOSE OF RECONVEYING TO
CORRECT & ESTABLISH TENANTS BY THE ENTIRETY

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to correct and establish proper tenancy as tenants by the entirety, we, Stephanie A. Walters nka Stephanie A. W. Nelson and Erik M. Nelson, (Grantors), by these presents do hereby quitclaim and convey all of our interest unto Tammy Mellons, Trustee, her successors and assigns the following described tract or parcel of land, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Joy Gardens of record in Plat Book 3842, Page 68, 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 Stephanie A. Walters and Erik M. Nelson, as joint tenants with right of survivorship by Warranty Deed dated 4/14/2017 from Steady Grace, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170419-0038363, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 1354 Rosedale Ct., Nashville, TN 37207

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

And now, I, the said Tammy Mellons, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto Stephanie A. W. Nelson and Erik M. Nelson, wife and husband, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on the 25th day of September, 2019.

Karen Johnson Davidson County
Batch# 297518 DEEDQC
10/08/2019 09:05:19 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191008-0102849

Stephanie A. W. Nelson

Erik M. Nelson

Tammy Mellons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Karen B. Heavener, a Notary Public at Large, the within named Stephanie A. W. Nelson and Erik M. Nelson, the Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 25th day of September, 2019.

Karen B. Heavener
Notary Public

My Commission Expires: 7/3/23

Karen B. Heavener State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Karen B. Heavener, a Notary Public at Large, the within named Tammy Mellons, the Bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 25th day of September, 2019.

Karen B. Heavener
Notary Public

My Commission Expires: 7/3/23

Karen B. Heavener State of Tennessee Notary Public Davidson County

The actual consideration or value whichever is greater, for this transfer is $0.

Affiant

Sworn and subscribed before me, this the 25th day of September, 2019.

Karen B. Heavener
Notary Public

My Commission Expires: 7/3/23

Karen B. Heavener State of Tennessee Notary Public Davidson County