This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC (APP)
Nashville City Center
511 Union Street, Suite 1600
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 350332 DEEDQC
01/29/2020 03:09:03 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200129-0010770

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel No.:
Yakini A. Stephens 819 W. McKennie Ave. Nashville, Tennessee 37206	New Owner	071-16-0-317.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **HARVARD STEPHENS,** and wife, **BARBARA STEPHENS** (collectively, the "Grantor"), does hereby quitclaim and convey unto **YAKINI STEPHENS, HARVARD STEPHENS** and **BARBARA STEPHENS**, as joint tenants with rights of survivorship, (collectively, the "Grantee"), Grantee's heirs and assigns, forever, all of Grantor's right, title and interest in and to the following parcel of real estate located in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto and incorporated by this reference (the "Property").

Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. The attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument is prepared without the benefit of title search or abstract and the preparer gives no opinion as to title. This instrument may be executed in counterparts.

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 23rd day of June, 2019.

GRANTOR:

Harvard Stephens

Barbara Stephens

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Harvard Stephens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 23rd day of ~~June,~~ January 2020 ~~2019.~~

Notary Public

My Commission Expires: May 5, 2020

MARY REEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Barbara Stephens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville Tennessee this 23rd day of ~~June,~~ January 2020 ~~2019.~~

Notary Public

My Commission Expires: May 5, 2020

MARY REEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Harwant Singh
AFFIANT

Subscribed and sworn to before me, this 23rd **day of** ~~**June, 2019.**~~ MJ January 2020

Mary Reedy
NOTARY PUBLIC

My Commission Expires: May 5, 2020

MARY REEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee being lot number 38 on the map of Thornby Place of record in Book 332, Page 3, Register's Office for said County.

Said lot No. 38 fronts 50 feet on the southerly side of McKennie Avenue and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to Harvard Stephens and wife, Barbara Stephens, by deed, of record in Book 11677, Page 411, Register's Office for Davidson County, Tennessee.

This is improved property located at 819 W. McKennie Avenue, Nashville, Tennessee 37206.