Karen Johnson Davidson County
Batch# 359777 DEEDQC
02/19/2020 08:10:55 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200219-0018149

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $0.00

Patricia A. Stefanik
PATRICIA A. STEFANIK, AFFIANT

LINDSAY NORFLEET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this 12th day of February 2020.

Lindsay Norfleet
NOTARY PUBLIC
My Commission Expires: 05/05/2020

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
PATRICIA A. STEFANIK, TRUSTEE 461 Summit Oaks Drive Nashville, TN 37221	New Owner	Map No.: 128-16-B Parcel No.: 94

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Patricia A. Stefanik, ("Grantor") do hereby quitclaim, transfer and convey unto Patricia A. Stefanik, Trustee of the Patricia A. Stefanik Revocable Trust, created January 21, 2014, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 461 Summit Oaks Drive, Nashville, TN 37221, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Summit Oaks, Phase 5, of record in Plat Instrument #20040112-0004660, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

This conveyance is subject to (a) all matters appearing on the plan of record in Instrument #20040112-0004660 said Register's Office; (b) restrictive covenants of record in Instrument

#20040116-0006770 and Instrument #20020214-0019518, said Register's Office, and (c) Easements of record in Instrument #20020103-0001057, #20050728-0088585, #20030520-0068720 and #20040928-0116868, said Register's Office.

Being the same property conveyed to Richard G. Stefanik and wife, Patricia A. Stefanik, from French River Development Company, LLC, a Tennessee Limited Liability Company, by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20060117-0005821. Richard G. Stefanik having since died, leaving Patricia A. Stefanik as the surviving tenant.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 12th day of February 2020.

Patricia A. Stefanik

Patricia A. Stefanik, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Patricia A. Stefanik**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12th day of February 2020.

Lindsay Norfleet

Notary Public

My Commission Expires: 05/05/2020

