Box 14

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 359782 DEEDQC
02/19/2020 08:14:32 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200219-0018156

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0-

Affiant

Subscribed and sworn to before me, this the 11th day of February, 2020

Notary Public

My commission expires: 5/9/23

(AFFIX SEAL)

COLLEEN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
G & S Stephens Real Estate, LLC, a Louisiana limited liability company	**Richland State Bank**	**Map 091-12-0 Parcel 332.00**
1501 Milton St.	**724 Louisa St**	
Monroe, LA 71201	**Rayville, LA 71269**	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Sanford Gray Stephens, Jr. and Susan Cook Stephens, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

G & S Stephens Real Estate, LLC, a Louisiana limited liability company

HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, ALL OF THE GRANTORS' INTEREST IN AND TO 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. 92 of Block 59, on The No. 1 Plan of West Nashville, of record in Plat Book 57, Pages 74 and 75, 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 Sanford Gray Stephens, Jr. and Susan Cook Stephens, husband and wife, by Deed dated February 6, 2017 from Paty Construction, LLC, a Tennessee limited liability company, of record in Instrument No. 20170207-0012803, Register's Office for Davidson County, Tennessee, and further by Quitclaim Deed dated March 3, 2017 to Sanford Gray Stephens, Jr. and wife, Susan Cook Stephens, as tenants by the entirety as to an undivided 67% interest (the "Entirety Interest", and Katherine Belaire Stephens, unmarried, as to an undivided 33% interest (the "Individual Interest"), the Entirety Interest and Individual Interest, as they relate to each other, being held as joint tenants with right of survivorship, of record in Instrument No. 20170306-0021734, said Register's Office, and further by Quitclaim Deed dated February 11th, 2020 to Sanford Gray Stephens, Jr. and Susan Cook Stephens, husband and wife, of record in Instrument No. 20200219-0018155.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument has been prepared by the firm of John T. Cook, P.C., based upon verbal information and directions from the respective parties. The parties acknowledge and understand that said firm has relied on information provided to it and does not represent the accuracy thereof.

This is Improved (__X__) Unimproved (____) property, known as: **711B 45th Avenue North, Nashville, TN 37209**

Witness my/our hand(s) this 11th day of February, 2020.

Sanford Gray Stephens, Jr.

Susan Cook Stephens

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sanford Gray Stephens, Jr. and Susan Cook Stephens,** 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 and official seal at Nashville, Tennessee, this 11th day of February, 2020.

Notary Public

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 10-7-2023