This Instrument prepared by and upon recordation return to:
THE BLAIR LAW FIRM
Attorneys at Law
1608 Westgate Circle, Suite 100
Brentwood, Tennessee 37027
(615) 953-1122

Karen Johnson Davidson County
Batch# 395568 DEEDQC
05/04/2020 04:04:11 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200504-0046533

New Owner: Lynne Warner Stevenson
512 Lynnwood Blvd.
Nashville, TN 37205

Send tax notice to: Lynne Warner Stevenson
512 Lynnwood Blvd.
Nashville, TN 37205

Map and Parcel No. 130-03-0-086.00

QUITCLAIM DEED
NO CONSIDERATION/NO TITLE SEARCH

Prepared from information supplied by the parties. The preparer of this instrument makes no representations as to the status of the title of the property described herein.

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, **WILLIAM G. STEVENSON**, married ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **LYNNE WARNER STEVENSON**, married ("Grantee"), Grantor's entire interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

> Land in Davidson County, Tennessee, being the Northerly part of Lot No. 199, part of the Southerly part of Lot No. 198, and that part of Brighton Avenue (now closed by instrument of record in Book 1334, Page 402, and re-recorded in Book 1358, Page 316 Register's Office for Davidson County, Tennessee) lying East of said part of said lots, and shown on the plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, Pages 102 and 103, Register's Office for said County, and described according

to an unregistered copy of a survey thereof made July 2, 1947, by Harvey Gee, Surveyor as follows:

Beginning at the Northeast corner of Lynwood Boulevard and Sunnybrook Drive, shown on the revised plan of said Royal Oaks Land Company's Subdivision; thence Northerly with the Easterly margin of Lynwood Boulevard around a slight curve, 200 feet to a point at an iron pin; thence Eastwardly 260.1 feet to the Easterly margin of Brighton Avenue, now closed, in the West line of Lot 224, at an iron pin, thence Southerly along the Westerly line of Lot 224, along the Easterly margin of Brighton Avenue, now closed, 200 feet to an iron pin in the Northerly margin of Sunnybrook Drive; thence with the Northerly margin of said Drive, Westerly 290.4 feet to the beginning.

Description is taken from prior deed of record, which included the spelling variation of "Lynwood". This is improved real property commonly known as 512 Lynnwood Blvd., Nashville, TN 37205. This conveyance is made subject to all restrictions of record; all easements of record; all visible easements; all matters appearing on the plan of record; and, all applicable governmental and zoning regulations.

Being the same property conveyed to William G. Stevenson, and wife, Lynne W. Stevenson, from Philip J. Kregor, unmarried, by warranty deed, of record in Instrument No. 20170803-0079428, Register's Office, Davidson County, Tennessee.

*Lynne W. Stevenson and Lynne Warner Stevenson are one and the same person.

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on the 16 day of April, 2020.

William G. Stevenson

WILLIAM G. STEVENSON

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **WILLIAM G. STEVENSON** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of April, 2020.

NOTARY PUBLIC

JULIE T. MOSS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 11, 2021
COUNTY OF WILLIAMSON

My Commission Expires: 07/11/2021

OATH OF CONSIDERATION

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration for this transfer is Zero Dollars ($0).

AFFIANT

Sworn to and subscribed to before me on the 16th day of April, 2020.

NOTARY PUBLIC

JULIE T. MOSS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 11, 2021
COUNTY OF WILLIAMSON

My Commission Expires: 07/11/2021