Karen Johnson Davidson County
Batch# 475193 DEEDQC
09/14/2020 12:09:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200914-0104534

THIS DOCUMENT PREPARED BY

Anna E. Vasquez
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $NONE.

Karen H Stevenson
Affiant

Subscribed to and sworn before me this 14th day of September, 2020.

Cindy Haskins
Notary Public

My Commission Expires:

CINDY HASKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2021

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(F).

Address of new owner:	Send Tax Bills to:	Map-Parcel Number
Karen H. Stevenson, Trustee 5527 Hill Court Nashville, TN 37220	SAME	161-09-O-074.00

QUITCLAIM DEED

KNOWN ALL PERSONS by these presents that Karen H. Stevenson, hereinafter called the Grantor, for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a

revocable inter-vivos (living) trust established by the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Karen H. Stevenson, Trustee of The Karen H. Stevenson Living Trust, established by the Revocable Trust Agreement of Karen H. Stevenson, dated November 11, 2005, as amended and restated on September 14, 2020**, as further amended from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract(s) or parcel(s) of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 14th day of September, 2020.

Karen H Stevenson

Karen H. Stevenson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen H. Stevenson, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 14th day of September, 2020.

Cindy Gaskins

Notary Public

My Commission Expires: _____

CINDY GASKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

EXHIBIT A

Legal Description

Land lying in the Davidson County, Tennessee, more particularly described as follows:

BEING all of Lot No. 22-A on the Plan of Zone Lot Division of Lot 22, Section One, Brentwood Meadows, of record in Plat Book 5200, Page 694, as amended in Plat Book 6250, Page 401, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Karen H. Stevenson, an unmarried person, by deed from Pamela King, of record as Instrument No. 20171006-0102990, Register's Office for Davidson County, Tennessee.

This is improved property known as 5527 Hill Court, Nashville, Tennessee 37220.

KHS

CERTIFICATE OF AUTHENTICITY

I, Anna E. Vasquez, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Anna E. Vasquez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Julia C. Hunt, a notary public for this county and state, Anna E. Vasquez, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

