QUITCLAIM DEED

This document was prepared by:
Mr. Patrick Johnson, Esq.
Tennessee BPRN 7339
Johnson, Scruggs & Barfield
95 White Bridge Road
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Nashville, Tennessee 37205
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Karen Johnson Davidson County
Batch# 496470 DEEDQC
10/15/2020 11:54:43 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20201015-0119943

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Vick Randon Stephens 113 Randy Road Madison, Tennessee 37115	Same as New Owner	043 15 0 051.00

Comes now **Vick Randon Stephens**, as the Trustee of the Stephens Family Trust, (herein called the "Grantor") and does transfer and convey unto **Vick Randon Stephens and Vess Rondell Stephens, jointly with the right of survivorship,** (hereinafter called the "Grantees"), their heirs, successors and assigns, a certain tract/parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Rainbow Terrace, Section Five as of record in Book 2133, Page 72, Register's Office for said County.

Said Lot 64 fronts 115 feet on the east side of Randy Road and runs back 345.2 feet on the north line and 346.2 feet on the south line to a dead line, measuring 115 feet thereon.

Being a part of the same property conveyed by Vernon R. Stephens, Sr. and Wife Shelia M. Stephens to the Stephens Family Trust as evidenced by Document # 20030214-0020157 of the Registers Office for Davidson County, Tennessee.

While Vernon R. Stephens, Sr. and Wife Shelia M. Stephens were the initial Trustees of the Stephens Family Trust, they both passed away. On the 10th day of September, 2020, the Chancery Court of Davidson County in the matter of *Vick Randon Stephens v. Stephens Family Trust,* Case # 20-648-II, designated Vick Randon Stephens as the Trustee of the Stephens Family Trust. A copy of that order is attached hereto.

This is improved property known as 113 Randy Road, Madison, Tennessee 37115.

The Grantor makes no covenants and/or warranties with said Grantee and said property is conveyed subject to such limitations, restrictions and encumbrances as may effect title to said property.

WITNESS my hand on this the 28th day of September, 2020.

Vick Randon Stephens
Trustee of the
Stephens Family Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the below listed Notary Public for the aforementioned state and county, personally appeared **Vick Randon Stephens,** the Grantor named herein, with whom I am personally acquainted and who, upon oath, acknowledged that she is the Grantor named herein, is authorized to make this transfer for the purposes contained herein. Witness my hand on this the 28th day of September, 2020.

Notary Public

My Commission Expires: 03/07/2023

JO LYNN MANGRUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.

Vick Randon Stephens
Trustee of the
Stephens Family Trust

Subscribed and sworn to before me, this the 28th day of September, 2020.

Notary Public

My commission expires: 03/07/2023

JO LYNN MANGRUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RECEIVED
SEP - 3 2020
Dav. Co. Chancery Court

IN THE CHANCERY COURT
FOR DAVIDSON COUNTY, TENNESSEE

VICK RANDON STEPHENS,

Plaintiff,

v.

STEPHENS FAMILY TRUST,

Defendant.

F.D-4
Docket # 20-648-II
4

FILED
2020 SEP 10 PM 2:01
CLERK & MASTER
DAVIDSON CO. CHANCERY CT
D.C. & M

ORDER

This matter came to be heard on the 4th day of September, 2020 on the motion of Plaintiff Vick Randon Stephens for a default judgment in this matter. It appears that the complaint was filed and properly served. No response in opposition to the motion has been filed. Accordingly, the motion will be granted and the relief requested therein will be granted. Accordingly, it is

ORDERED that Vick Randon Stephens is designated as the Trustee of "The Stephens Family Trust". Court costs taxed to Defendant. 9.10.2020 AM

This the 10th day of September, 2020.

Chancellor Anne C. Martin

APPROVED FOR ENTRY:

Mr. Patrick Johnson, Esq.
BPRN 7339
Attorney for the Plaintiff
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CERTIFICATE OF SERVICE

This is to certify that a copy of this document was mailed to the following on this the 3rd day of September, 2020:

Mr. Vick Randon Stephens
Mr. Vess Rondell Stephens
113 Randy Road
Madison, Tennessee 37115

Mr. Patrick Johnson, Esq.

RULE 58 CERTIFICATION

A Copy of this order has been served by U. S. Mail upon all parties or their counsel named above.

MB — Deputy Clerk and Master, Chancery Court

9-10-20 — Date