Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from information supplied by the parties

New Owner: Tamara Stephens
4333 Chickering Lane
Nashville, TN 37215

Send tax notice to: New Owner

Map and Parcel Number: 144-13-0-011.00

Karen Johnson Davidson County
Batch# 618150 **DEEDQC**
04/19/2021 12:35:00 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20210419-0052004

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

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 **Truist Bank, Trustee, Joseph Coughlan Davis 2012 Trust #2 dated October 4, 2012** ("Grantors") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Tamara Stephens**, all of its interest ("Grantee") in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

> Land in Davidson County, Tennessee, being Lot No. 1 as shown on the map entitled Solomon Subdivision, of record in Book 11190, page 128, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Description is taken from prior deed of record. This is improved real property known as 4333 Chickering Lane, Nashville, TN 37215.

The conveyance of the Property is made expressly subject to the following:

1. Matters shown on the plan of record in Book 2663, Pages 86 and 87 and in Book 11190, Page 128, Register's Office for Davidson County, Tennessee.

2. Restrictive Covenants contained in instrument of record in Book 2810, Page 5, as amended in Book 3096, Page 210, and in Instrument No. 20080821-0086095, said Register's office.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10224, Page 121 and Book 10224, Page 124, said Register's Office.

Being the same property conveyed to SunTrust Bank, Trustee, Joseph Coughlan Davis 2012 Trust #2 dated October 4, 2012, by warranty deed from David L. Solomon and wife, Rita B. Solomon, dated July 10, 2014, of record in Instrument Number 20140711-0061259, Register's Office, Davidson County, Tennessee.

*Truist Bank and SunTrust Bank are one-and-the same.

IN WITNESS WHEREOF, the Grantor hereby affixes their signature on the 8th day of April, 2021.

on behalf of Truist Bank, Trustee,
Joseph Coughlan Davis 2012 Trust #2
dated October 4, 2012

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 Brandon Lee Emerick, on behalf of Truist Bank, Trustee, Joseph Coughlan Davis 2012 Trust #2 dated October 4, 2012, with whom I am personally acquainted, and who acknowledged, upon oath, that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of April, 2021.

NOTARY PUBLIC

My Commission Expires: 03-06-2024

JAMES F. MURPHY, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is Zero Dollars ($0).

AFFIANT

Sworn to and subscribed to before me on the 8th day of June, 2021.

NOTARY PUBLIC

My Commission Expires 03-06-2024

JAMES F. MURPHY, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-6-2024