THIS DOCUMENT PREPARED BY/FOR
MAIL TAXES TO:
Daniel Stephenson
2202 Greenwood Avenue
Nashville TN 37206

Karen Johnson Davidson County
Batch# 641519 DEEDQC
05/21/2021 08:54:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210521-0069112

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QUITCLAIM DEED

Adding Individual Transaction Exempt from Transfer Tax per T.C.A. 67-4-409 (A)

KNOW ALL MEN BY TIIESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ONE DOLLARS ($1.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Daniel Stephenson,** hereinafter referred to as "Grantor", does hereby remise, release, sell, convey and quitclaim unto **Daniel W. Stephenson and Amanda M. Stephenson, as Tenants by the Entirety** of 700 South 12th Avenue, Unit 1003, Nashville TN 37203, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson, State of Tennessee,** to-wit:

Land in Davidson County, Tennessee, being Unit No. R 1003, of Terrazzo, a Condominium, a Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws appended thereto of record in Instrument No. 20081223-0122167, as amended by Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, Instrument No. 20090325-0026808 and Instrument No. 20090827-0080784, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Master Deed and By-Laws. Reference is hereby made to the Plan for Terrazzo Condominiums of record in Instrument 20081223-0122167, at Exhibit B, Register's Office for Davidson County, Tennessee.

Parcel ID No: 093 13 0D 089.00

Also known by street and number as: **700 South 12th Avenue, Unit 1003, Nashville TN 37203**

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

Derivation Clause

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Deed recorded in Instrument Number 201004010024611 _____ in the Register's Office of Davidson County, Tennessee.

WITNESS Grantor's hand this 15 day of May, 2021.

Daniel Stephenson

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of May, 2021, before me, the undersigned officer, personally appeared **Daniel Stephenson**, known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the use and purposes therein mentioned.

KEVIN BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My Commission expires: 10-18-22

Affidavit of Value

I, or we hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Daniel Stephenson

State of Tennessee
County of Davidson

Subscribed and sworn before me this 15th day of May, 2021.

Notary Public

My Commission expires: 10-18-22

KEVIN BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, Nichole Miller, 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.

Nichole Miller
Signature

State of FL

County of BREVARD

Personally appeared before me, Matthew Eubanks a notary public for this county andstate, Nichole Miller who acknowledges that this certification ofan electronic document is true and correct and whose signature I have witnessed.

Matthew Eubanks
Notary's Signature

My Commission Expires: 02/03/2025
Notary' Seal (if on paper)

MATTHEW EUBANKS
Notary Public - State of Florida
Commission # HH 089089
My Comm. Expires Feb 3, 2025
Bonded through National Notary Assn.