Karen Johnson Davidson County
Batch# 698522 DEEDQC
08/16/2021 03:22:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210816-0110602

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Stewart 500 North Broadway, Suite 900 St. Louis, MO 63102	Barbara Ruth Gibson Stephens 219 Cima Drive Goodlettsville, TN 37072-2007

Order Number: BACREF21310916

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Barbara Ruth Gibson Stephens, Trustee of the Barbara Ruth Gibson Stephens Trust, uad April 10, 2018, who erroneously acquired title as Trustee of the Barbara Ruth Gibson Stephens Trust, uad October 9, 2015,** for One Dollar ($1.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Barbara Ruth Gibson Stephens, Trustee of the Barbara Ruth Gibson Stephens Trust, uad April 10, 2018,** whose address is 219 Cima Drive, Goodlettsville, TN 37072-2007, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Land in Davidson County Tennessee, being Lot No. 25, on the Plan of Section5, Clark Place, of record in Book 2331, Page 59, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Barbara Ruth Gibson Stephens, Trustee of the Barbara Ruth Gibson Stephens Trust uad October 9, 2015 by Warranty Deed from Jeffrey Gordon Layhew, unmarried, dated April 18, 2019, recorded on April 18, 2019 as Instrument 20190418-0035955.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions, and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Number: 026-09-0-034
Street address of property: 219 Cima Drive, Goodlettsville, TN 37072-2007

Prior Instrument Reference by which Grantor(s) acquired title: in Instrument No. 20190418-0035955, in the Recorder's Office, Davidson County, Tennessee.

Signed this 26 day of July, 2021.

Signature of Grantor

Barbara Ruth Gibson Stephens, Trustee

Barbara Ruth Gibson Stephens, Trustee

HELEN F MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXP. JULY 17, 2023

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 26 day of July, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Barbara Ruth Gibson Stephens, Trustee of the Barbara Ruth Gibson Stephens Trust, uad April 10, 2018, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Helen Mackey
Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Property Address: 219 Cima Drive, Goodlettsville, TN 37072-2007
Tax Parcel: 026-09-0-034

Oath of Consideration

I or we, Barbara Ruth Gibson Stephens, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 1.00/xx.

Signed this 26 day of July, 2021.

Signatures of Affiant(s):

Barbara Ruth Gibson Stephens

Sworn and subscribed before me this 26 day of July, 2021

Helen F Mackey
Notary Public

HELEN F MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXP. JULY 17, 2023

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: BACREF21310916

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APN: 026-09-0-034

Commonly known as: 219 Cima Drive, Goodlettsville, TN 37072-2007

Tennessee Certification of Electronic Document

I, Cheri Hackethal, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 26 July 2021 (date of document).

Cheri Hackethal
Affiant Signature

16 AUGUST 2021
Date

State of Missouri
County of St. Louis

Sworn to and subscribed before me this 16th day of AUGUST, 2021.

Vernell Bowers
Notary's Signature

MY COMMISSION EXPIRES: April 19, 2023

NOTARY'S SEAL

VERNELL BOWERS
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis County
My Commission Expires: April 19, 2023
15634878

AFFIDAVIT OF PROPERTY VALUE

ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)

Primary Parcel: 026 (BOOK) - 090 (MAP) - 034 (PARCEL) - ____ (SPLIT LETTER)

Does this sale include any parcels that are being split / divided?

Check one: Yes ☐ No ☒

How many parcels, other than the Primary Parcel, are included in this sale? 1

Please list the additional parcels below (no more than four):

(1) _____ (3) _____

(2) _____ (4) _____

9. *FOR OFFICIAL USE ONLY: Buyer and Seller leave blank*

(a) County of Recordation: _____

(b) Docket & Page Number: _____

(c) Date of Recording: _____

(d) Fee / Recording Number: _____

Validation Codes:

(e) ASSESSOR _____ (f) DOR _____

ASSESSOR'S USE ONLY

Verify Primary Parcel in Item 1: _____ - _____ - _____ - _____

Use Code: **Full Cash Value: $**

SELLER'S NAME AND ADDRESS:

Barbara Ruth Gibson Stephens
219 Cima Drive
Goodlettsville, TN 37072

(a) BUYER'S NAME AND ADDRESS:

Barbara Ruth Gibson Stephens
219 Cima Drive
Goodlettsville, TN 37072

(b) Are the Buyer and Seller related? Yes ☐ No ☒
If Yes, state relationship:

ADDRESS OF PROPERTY:

219 Cima Drive Goodlettsville, TN 37072

MAIL TAX BILL TO:

Barbara Ruth Gibson Stephens
219 Cima Drive
Goodlettsville, TN 37072

PROPERTY TYPE (for Primary Parcel): **NOTE: Check Only One Box**

a. ☐ Vacant Land
b. ☒ Single Family Residence
c. ☐ Condo or Townhouse
d. ☐ 2-4 Plex
e. ☐ Apartment Building
f. ☐ Commercial or Industrial Use
g. ☐ Agricultural
h. ☐ Mobile or Manufactured Home
i. ☐ Other Use; Specify: _____

RESIDENTIAL BUYER'S USE: If you checked **b, c, d** or **h** in Item 6 above, please check **one** of the following:

☒ **To be occupied by owner or "family member."**
☐ **To be rented to someone other than "family member."**

See reverse side for definition of a "family member."

NUMBER OF UNITS: ____

For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

10. TYPE OF DEED OR INSTRUMENT **(Check Only One Box):**

a. ☐ Warranty Deed
b. ☐ Special Warranty Deed
c. ☐ Joint Tenancy Deed
d. ☐ Contract or Agreement
e. ☒ Quit Claim Deed
f. ☐ Other:

11. SALE PRICE: $ 1 **00**

12. DATE OF SALE (Numeric Digits): 07/26 for July 2021 (Month / Year)

(For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: **$** 0 **00**

14. METHOD OF FINANCING:

a. ☐ Cash **(100% of Sale Price)**
b. ☐ Exchange or trade
c. ☐ Assumption of existing loan(s)
d. ☐ Seller Loan (Carryback)
e. ☐ New loan(s) from financial institution:
(1) ☒ Conventional
(2) ☐ VA
(3) ☐ FHA
f. ☐ Other financing; Specify: _____

15. PERSONAL PROPERTY *(see reverse side for definition)*:

(a) Did the Sale Price in Item #11 include Personal Property that impacted the Sale Price by 5% or more? Yes ☐ No ☒

(b) If Yes, provide the dollar amount of the Personal Property:

$ ____ **00** **AND**

briefly describe the Personal Property:

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):

Barbara Basler-Peterson
500 N. Broadway, Suite 900
St. Louis, MO 63102 Phone 314-236-6579

18. LEGAL DESCRIPTION *(attach copy if necessary)*:

Lot No. 25, on the Plan of section 5, Clark Place.

HE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE OTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Barbara A Basler-Peterson
gnature of Seller/Agent

ate of Missouri, County of St Louis

ubscribed and sworn to before me on this 13th day of August 2021

otary Public Vernell Bowers

otary Expiration Date April 19, 2023

VERNELL BOWERS
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis County
My Commission Expires: April 19, 2023
15634878

Barbara A Basler-Peterson
Signature of Buyer/Agent

State of Missouri, County of St Louis

Subscribed and sworn to before me on this 13th day of August 2021

Notary Public Vernell Bowers

Notary Expiration Date April 19, 2023

VERNELL BOWERS
Notary Public - Notary Seal
State of Missouri
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