Karen Johnson Davidson County
Batch# 702147 DEEDQC
08/20/2021 02:08:15 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210820-0113064

This instrument was prepared by:

Beck and Beck, PLLC
Attorneys at Law
4205 Gallatin Rd.
Nashville, TN 37216

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 1.00.

Marie Stevens
AFFIANT

AMANDA PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 9, 2022

Subscribed and sworn to before me this 20 day of August, 2021.

Amanda Pedigo
NOTARY PUBLIC

My Comm Expires: July 9, 2022

Address New Owner as follows:
Donald L. Stevens
3858 Hutson Avenue
Nashville, TN 37216

Send Tax Bills to:
Same as Owner

Map-Parcel Numbers:
61-10 15.00

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **MARIE STEVENS**, a single person, for and in consideration of the sum of **One and No/100 Dollars ($1.00)**, cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby [convey,] remise, release, and forever quitclaim unto my son, **Donald L. Stevens,** his heirs and assigns, all of my right, title and interest in and to a certain tract [parcel] of land in Davidson County, Tennessee, being Map No. 61-10 and Parcel No. 15.00, to wit, described as follows:

> Being the northern one-half of lot Number 231 on the Map of Maplewood Heights Second Subdivision, as of record in Book 547, Pages 103 and 104, Register's Office for Davidson County, Tennessee. Said Northern one half of Lot Number 231 fronts 50 feet on the westerly side of Hutson Avenue and runs back between parallel lines 300 feet to the westerly line of said subdivision.
>
> Being the same property vested in GEORGE R. STEVENS and wife, MARIE STEVENS by deed from Mel Martinez, Secretary of Housing and Urban Development, of record in Instrument 20031017-0154396, Register's Office for Davidson County, Tennessee. George R. Stevens died on June 2, 20217, leaving Marie Stevens as sole owner of the subject property as surviving tenant by the entirety.
>
> This is improved property commonly known as 3858 Hutson Avenue, Nashville, TN 37216.

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

The preparer of this deed makes no representation as to the title of property described or as to the accuracy of its description herein conveyed as it was prepared without benefit of title search or survey; but strictly by documents provided by the parties involved.

WITNESS my hand this 20 day of August, 2021.

Marie Stevens
Marie Stevens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Amanda Pedigo a Notary Public, in and for said County and State, **Marie Stevens,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this the 20 day of August, 2021.

Amanda Pedigo
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 9, 2022

AMANDA PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
July 9, 2022