Name and Address of New Owner:
Leonard A. Stephens
124 Miracle Strip Pkwy, SW #1501
Fort Walton Beach, FL 32548

Send Tax Statements To:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-21112369

Map and Parcel: 071 06 0 052.00

PREPARED BASED ON INFORMATION
PROVIDED BY THE PARTIES

QUITCLAIM DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, L and J Nashville Properties, LLC, a Tennessee limited liability copany, hereinafter called the GRANTOR has bargained and sold, and by these presents does transfer and convey unto Leonard A. Stephens and Judith T. Stephens, husband and wife, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the westerly 60 feet of Lot No. 21, the easterly part of Lot No. 21, and the westerly part of Lot No. 20, on the map of John Scruggs Subdivision of 8 acres, as recorded in Book 161, page 86, Register's Office for Davidson County, together with a 12 foot strip paralleling the westerly lot line of Lot No. 21 and 5 feet paralleling the northerly or rear line of Lot No. 21 and 20 as set out on the official map of Metropolitan Government of Nashville and Davidson County, Tennessee, Map No. 71-6, parcels 52 and 51, and abandoned by Metropolitan Government by ordinance 64-324, and described in 2 tracts as follows:

TRACT 1: Beginning at a point in the northerly margin of Artic Avenue 58 feet west of the common corners of Lot No. 21 and 20; thence with the margin of Artic Avenue westwardly 72 feet to a point; thence northwardly 142.3 feet more or less, to the center point in an abandoned alley; thence eastwardly with the center line of said alley 72 feet, more or less, to a point; thence southerly and parallel with the westerly line of Lot 21, 135 feet, more or less, to the point of beginning.

TRACT 2: Beginning at a point in the northerly margin of Artic Avenue, being the common front corners of Lots 21 and 20; thence westwardly 58 feet to a point; thence northwardly 135 feet, more or less, to the center of an abandoned alley; thence eastwardly with the center line of said abandoned alley 58.3 feet, more or less, to a point; thence southerly and parallel with the westerly side lot line in Lot No. 21, 132.5 feet, more or less, through the westerly portion of Lot 20 to the point of beginning.

Being the same property conveyed to L and J Nashville Properties, LLC, a Tennessee limited liability company by Quitclaim Deed filed for record on September 20, 2018 in Instrument Number 20180920-0093226, of the Register's Office of Davidson County, Tennessee.

This is unimproved property known as: 140 Artic Ave, Nashville, TN 37207

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 776384 DEEDQC
12/17/2021 02:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211217-0167323

WITNESS our hands this 2nd day of December , 2021

L and J Nashville Properties, LLC

By: Leonard A. Stephens
Leonard A. Stephens, Member

By: Judith T. Stephens
Judith T. Stephens, Member

State of Tennessee

County of Rutherford

Personally appeared before me, Leonard A. Stephens and Judith T. Stephens with whom I am personally acquainted, and who acknowledged themselves to be Members of L and J Nashvile Properties, LLC, a Tennessee limited libaility company, and who further acknowledged that they, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signed the name of the limited liability company by themselves as such members..

Witness my hand and seal this 2nd of December, 2021.

Janice L Taylor
Notary Public
My Commission Expires: 9-16-23

JANICE L. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 9-16-2023

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ZERO.

Leonard A. Stephens
Affiant Signature

Subscribed and sworn to before me, this 2nd day of December, 2021.

Janice L Taylor
Notary Public
My Commission Expires: 9-16-23

JANICE L. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 9-16-2023

Tennessee Certification of Electronic Document

I, Lynn Vaught, do hereby make oath that I am 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 12/17/2021 (date of document).

Affiant Signature

12/17/2021
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 17 day of December, 2021.

BRIDGETTE N. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 3/15/2025