Karen Johnson Davidson County
Batch# 780851 DEEDQC
12/29/2021 08:04:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20211229-0170838

QUITCLAIM DEED

MAIL RECORDED DEED TO:

FRANK STEVENSON
412 EDENCREST COURT
NASHVILLE, TN 37013

OWNER (SEND TAX BILLS TO):

FRANK STEVENSON
412 EDENCREST COURT
NASHVILLE, TN 37013

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, LEKITA STEVENSON, an unmarried woman, and FRANK STEVENSON, an unmarried man, who acquired title as wife and husband (herein, "Grantor"), whose address is 412 Edencrest Court, Nashville, TN 37013, hereby bargains, sells, remises, releases, quit claims and conveys to FRANK STEVENSON, an unmarried man (herein, "Grantee"), whose address is 412 Edencrest Court, Nashville, TN 37013, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 412 Edencrest Court, Nashville, TN 37013

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(A) as it is a transfer between spouses in accordance with that section.

PIN NO: 149 15 0A 046.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 4 day of October, 2021.

GRANTOR:

~~LEKITA STEV~~ENSON

STATE OF TN
COUNTY OF Davidson

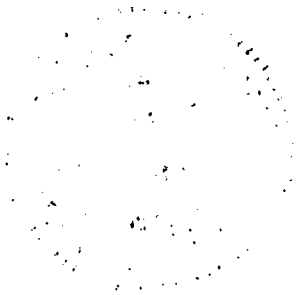
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, LEKITA STEVENSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 4 day of October, 2021

[Affix Notary Seal]

Diana Hickerson Diana Hickerson
SIGNATURE OF NOTARY PUBLIC
My commission expires: 3-3-2025

DIANA HICKERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY



GRANTOR:

FRANK STEVENSON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, FRANK STEVENSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of December, 2021.

[Affix Notary Seal]

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 05072024

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $10.00.

Grantee:

Grantee signature: _____
FRANK STEVENSON

Subscribed and sworn to under oath before me, this 13th day of December, 2021 by FRANK STEVENSON.

[Affix Notary Seal]

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 05-07-2024

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 39 ON THE PLAN OF CAMBRIDGE FOREST, SECTION TWO, OF RECORD IN BOOK 9700, PAGES 672 AND 673, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20101011-0081367 on October 11, 2020.

PIN NO: 149 15 0A 046.00

STREET ADDRESS: 412 Edencrest Court, Nashville, TN 37013

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Tennessee Certification of Electronic Document

I, Perre Cabell, 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 DECEMBER 13, 2021 (date of document).

Affiant Signature

DECEMBER 13, 2021
Date

State of MISSISSIPPI

County of HANCOCK

Sworn to and subscribed before me this 13 day of DECEMBER, 2021.

Neisha L. Schwartz
Notary's Signature

MY COMMISSION EXPIRES: 12/2/2022

NOTARY'S SEAL

