Instrument Prepared by:
Keith E. McKissock, Attorney
2020 Delaware Drive
Nolensville, TN 37135

Karen Johnson Davidson County
Batch# 784743 DEEDQC
01/05/2022 09:44:19 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220105-0001769

ADDRESS NEW OWNER:
Teresa Gail Stephens &
Matthew Bryan Stephens
303 Delvin Drive
Nashville, TN 37211

SEND TAX BILL TO:
Teresa Gail Stephens &
Matthew Bryan Stephens
920 Century Oak Drive
Nashville, TN 37211

Map - Parcel Numbers
16201008300

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, Kenneth Stephens and wife, Teresa G. Stephens,, (herein "Grantors") have this day bargained and sold and do by these presents sell, transfer and convey unto:

Teresa Gail Stephens and Matthew Bryan Stephens, as Joint Tenants with Right of Survivorship, (herein "Grantees"), their heirs, successors and assigns, all their right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Addition to Southwood, of record in Book 2900, page 65, Register's Office for said County, as follows:

Said Lot No. 7 fronts I 00 feet on the Southwesterly side of Delvin Drive and runs back between lines, measuring 375 feet on the Northwesterly side and 402 feet on the Southeasterly side to a broken line in the rear on which it measures 129.78 feet.

Being the same property conveyed to Kenneth Stephens and wife, Teresa G. Stephens, by Deed from TN Ventures, LLC, dated March 17, 2017, and of record in Instrument No. 20170317-0026433, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
All easements, restrictive covenants and conditions, and other matters of record including items set out on any applicable plat of record.
All matters as shown on the plat of record in Plat Book 2900, page 65, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This improved property is known as 303 Delvin Drive, Nashville, TN 37211.

The legal description is the same as the previous instrument of record.

IN WITNESS WHEREOF, I have hereunto set my signature this 21st day of December, 2021.

Teresa G. Stephens

Teresa Gail Stephens, Attorney-in-Fact for Kenneth Stephens

State of Tennessee)
County of Williamson)

On this the 21st day of December, 2021, before me, a Notary Public, personally appeared Teresa G. Stephens and Teresa Gail Stephens as Attorney-in-Fact for Kenneth Stephens, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that such persons executed the same as their free act and deed.

IN WITNESS WHEREOF, I hereunto set my ~~hand and official seal~~.

Notary Public

My commission expires:
3/16/2025

KEITH E. McKISSOCK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

State of Tennessee)
County of Williamson)

The actual value or consideration, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 21st day of December, 2021.

Notary Public

My commission expires:
3/16/2025

KEITH E. McKISSOCK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON