Karen Johnson Davidson County
Batch# 789043 DEEDQC
01/13/2022 08:51:51 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220113-0004780

THIS INSTRUMENT PREPARED BY:
FREEMAN & Bracey, PLC
P. O. Box 527
885 Conference Drive, Suite 500
Goodlettsville, Tennessee 37070

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
Kara L. Stephens 2545 Woodberry Drive Nashville, TN 37214	Same	095 12 0 055.00

FOR AND IN CONSIDERATION of Zero Dollars ($0.00), cash in hand paid, the receipt of which is hereby acknowledged, **JOSHUA S. STEPHENS**, unmarried, (hereinafter the Grantor) by these presents does hereby quitclaim and convey unto **KARA L. STEPHENS**, unmarried, (hereinafter Grantee) and her successors and assigns, all his right, title and interest in and to the following described tract of land:

BEING Lot No. 70 on the Plan of Woodberry Park Subdivision, as of record in Book 2133, pages 117, 118 and 119, Register's Office for Davidson County, Tennessee.

Said Lot No. 70 fronts 68 feet on the south side of Woodberry Drive and runs back between lines, measuring 195 feet on the west line and 201 feet on the east line to the rear line which is a broken line measuring 99.2 feet thereon.

Being the same property conveyed to Joshua S. Stephens and his Wife, Kara L. Stephens, by Warranty Deed dated August, 22, 2016, recorded August 24, 2016, of record in Instrument No.: 20160824-0088392, in the Register's Office of Davidson County, Tennessee, from **Judith Ann Burns Hollister, Susan Marie Burns Hafner, James Martin Burns, Jr., Mary Elizabeth Burns Ozburn and John Thomas Burns, devisees under the Will of Evelyn Jackson Burns.** For further reference see Probate No. 16P583 of record in Probate Court of Davidson County, Tennessee.

The address of the herein described property is believed to be 2545 Woodberry Drive, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Marital Dissolution Agreement in that certain case styled *Joshua Scott Stephens v. Kara Lynn Stermin Stephens*, Civil Action No.21D612, Third Circuit Court for Davidson County, Tennessee, and that there was no other consideration given for the transfer.

KARA L. STEPHENS

Sworn to and subscribed before me, this the 11th day of January, 2022.

Notary Public

My Commission Expires: 4/18/2025

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

Witness my hand this 4th day of January, 2022, the bargaining party, having caused my name to be signed hereto on said day and date.

JOSHUA S. STEPHENS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at NASHVILLE, Tennessee this the 4th day of January, 2022.

JANET L. FLINT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-5-2025

NOTARY PUBLIC AT LARGE

My Commission Expires: 5/5/25