This instrument was prepared by:
Jacqueline B. Dixon
Weatherly & Dixon, PLLC
424 Church Street
Suite 2260 Fifth Third Center
Nashville, TN 37219

Karen Johnson Davidson County
Batch# 793331 DEEDQC
01/19/2022 03:56:06 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220119-0007521

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Joshua Scott Stephens 3285 Cain Harbor Drive Nashville, TN 37214	Same	062.02-0A-302.00

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration for this transfer is Zero Dollars ($0.00).

JOSHUA SCOTT STEPHENS

SWORN TO AND SUBSCRIBED before me this 4th day of JANUARY 2022 ~~2021~~.

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

NOTARY PUBLIC
My Commission Expires: 5/5/25.

This Transaction Is Exempt from Tax Pursuant to T.C.A. §67-4-409(a)(3)(E), and PURSUANT TO AND IN CONSIDERATION OF the terms of a certain Marital Dissolution Agreement incorporated in the Final Decree of Divorce entered on December 8, 2021, in the Third Circuit Court for Davidson County, Tennessee, in the case of *Joshua Scott Stephens v. Kara Lynn Stermin Stephens*, Docket Number 21D612, Kara Lynn Stermin Stephens, a/k/a Kara Lynn Stephens, has bargained and sold, and by these presents does transfer, quitclaim, and convey unto the said Joshua Scott Stephens, his heirs, successors, and assigns, all her right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 267 on the Plan of RIVER TRACE ESTATES, PHASE 2, SECTION 6, a Planned Unit Development, of record in Instrument Number 200106050058138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Joshua Scott Stephens and wife, Kara Lynn Stephens, by Warranty Deed from Georgey A. Georgey and Mary N. Attalla n/k/a Mary Georgey, dated January 30, 2009, recorded on February 3, 2009, instrument number 20090203-0009235.

This is improved property known as: 3285 Cain Harbor Drive, Nashville, Tennessee 37214.

KARA LYNN STERMIN STEPHENS

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, Suanne K Toonk, a Notary Public in and for said County and State, the within named KARA LYNN STERMIN STEPHENS, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 11th day of January, ~~2021~~ 2022

NOTARY PUBLIC

SUANNE K TOONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES APRIL 18, 2022

My Commission Expires: 4/18/2022

Disclaimer

Preparer of this document makes no warranties as to title on the property herein conveyed. This deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.