THIS INSTRUMENT PREPARED BY AND RETURN TO: **Martin Heller Potempa & Sheppard** 1935 21st Avenue South, Suite 100 Nashville, Tennessee 37212 (615) 800-7096	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 PHILIP STEEN, AFFIANT Subscribed and sworn to before me, this 8th day of February, 2022. NOTARY PUBLIC My Commission Expires: 03/06/2024

LINDSAY NOTARY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 808729 **DEEDQC**
02/18/2022 03:36:53 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20220218-0019538

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
PHILIP STEEN and NICOLE V. STEEN, TRUSTEES 236 Campbell Circle Mt. Juliet, TN 37122	New Owner	Map and Parcel No.: 092030163.00

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Nicole Steen and Philip Steen, husband and wife, (collectively as "Grantor") do hereby quitclaim, transfer and convey all of my right, title and one-half (1/2) interest in certain real property in the County of Davidson, State of Tennessee, identified below, unto Nicole V. Steen, Trustee of the Philip Steen Irrevocable Investment Services Trust, created November 22, 2021, its successors and assigns, and do hereby quitclaim, transfer and convey all of my right, title and one-half (1/2) interest in certain real property in the County of Davidson, State of Tennessee, identified below, unto Philip Steen, Trustee of the Nicole V. Steen Irrevocable Investment Services Trust, created November 22, 2021 its successors and assigns.

This is improved property known as 2219 Albion Street, Nashville, TN 37208, and more particularly described as follows:

Land located in Davidson County, Tennessee, and being known and designated as all of Lot No. 2 on the Plan of A Subdivision of Lot No. 3 of Harding Lytle Tract, as shown on the plat of the same of

record in Plat Book 547, Page 72, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Nicole Steen and Philip Steen, husband and wife, from Hidden Trail Properties, LLC, a Tennessee limited liability company, by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20211124-0156083.

This conveyance is made subject to all visible easements, rights-of-way and matters shown on the plat of record in Plat Book 547, Page 72, and any and all restrictions, existing roadways, easements and rights-of-way of record.

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

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 8th day of February, 2022.

Philip Steen, Grantor

Nicole Steen, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Philip Steen**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8th day of Feburary, 2022.

Notary Public

My Commission Expires: 03/06/2024

LINDSAY NORFLEET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Nicole Steen**, the Grantor, 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 office, this 8th day of February, 2022.

Notary Public

My Commission Expires: 03/06/2024

LINDSAY NORFLEET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY