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

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

20220218-0019539

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.: 162050C05600CO

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 5515 Country Drive 56, Nashville, TN 37211-6464, and more particularly described as follows:

Unit No. 56 in a Horizontal Property Regime of Hickory Valley Condominiums, Phase 1, of record in Plat Book 4460, Page 27, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nicole Steen and Philip Steen, husband and wife, from Jack Sanchez, an unmarried man, by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20180205-0011647.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HICKORY VALLEY, as recorded in Plat Book 4460, Page(s) 27.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing HICKORY VALLEY Condominium of record in Book 4521, Page 574, as amended by instrument(s) of record in Book 5001, Page 394, Book 8466, Page 263 and Book 10597, Page 675, re-recorded in Book 10645, Page 743; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Charter of Hickory Valley Condominiums, Phase I, Association recorded in Book 9512, Page 312.

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

Philip Steen, Grantor

Nicole Steen

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 February, 2022.

Lindsay Nfleet
Notary Public

My Commission Expires: 03/06/2024



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.

Lindsay Nfleet
Notary Public

My Commission Expires: 03/06/2024

