Prepared By:
W.P. Stevenson
4124 Franklin Pike
Nashville, TN 37204

After Recording Return To:
Stevenson Trust No. 5
4124 Franklin Pike
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 811034 **DEEDQC**
02/24/2022 11:44:47 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20220224-0021159

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On February 20, 2022 THE GRANTOR(S),

- Stevenson, W.P., Trustee,

For and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Stevenson Trust No. 5, W.P. Stevenson, Trustee, residing at 4124 Franklin Pike, Nashville, Davidson County, Tennessee 37204

The following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee, Postal Address, 1036 WEST KIRLKAND AVENUE, NASHVILLE, TN 37216

Legal Description: Current Source of Title: 20130318-0026252

Tract 2: Being Land in Davidson County, Tennessee, Being Lots Nos. 1,2, and 3 of Block A on the unrecorded Map of the Richardson Tract, being a subdivision of the East half of Lot No. 3 on the Plan of Martin lands of record in Minute Book "W", page 90, County Court for Davidson County, Tennessee, and described according to a copy of a survey dated July 1, 1960, made by J.S. Allen, as follows:

Beginning at a point in the southwesterly margin of Richardson Avenue as shown on said survey, said point being 6 feet 2 inches west of the westerly margin of the Gallatin Road, and said point being in the north line of Lot No. 104 on the Map of Maynor Place Subdivision, of record in Book 2133, page 2, Register's Office for said County; thence along the north line of Lot No. 104 of said Maynor Place Subdivision north 73° 42′ west 164.8 feet to the common corners of Lots 1 and 2 of the Richardson Tract, and the common corner of Lots 99 and 104 of the Maynor Place Subdivision; thence with the north line of Lot No. 99 of said Maynor Place Subdivision; north 86° west 220.75 feet to a point, being the common corners of Lots 3 and 4; thence along the common boundary between said Lots 3 and 4, north 4° east 165 feet to a point in the southerly margin of Richardson Avenue; thence with the southerly margin of said Richardson Avenue south 86° east 60.25 feet to a point, being the common corners of Lots 2 and 3; thence continuing with the new margin of Richardson Avenue, south 82° 56′ east 172.32 feet to the beginning of a curve to the right, said curve having an arc with a radius of 75 feet, and continuing following the arc of said curve a distance of 75.36 feet to the end of said curve; thence south 25° 22′ east 176.3 feet to the point of beginning.

Included in the above but specifically excluded there from is the following tract of land:

Being a certain tract or parcel of land lying in Davidson County, being all of Lot-1, and part of Lot-2 of Block "A" on the unrecorded Map of the Richardson Tract, and being more particularly described according to a survey by R.L. Montoya Land Surveying Inc., dated October 20, 2000, as follows:

Beginning at an Iron Rod (new), said point falling at the intersection of the southerly margin of West Kirkland Avenue and the westerly margin of Gallatin Pike, said point also being the southeast most corner of the herein described parcel; thence, leaving said margin, North 73 degrees 42 minutes 00 seconds West, 164.80 feet, to an Iron Rod (new), said point being the original rear corner of Lots 1 and 2; thence, North 86 degrees 00 minutes 00 seconds West, 75.87 feet, to an Iron Rod (new), said point being the rear corner of Lots 2 and 3; thence, with the commons line of Lots 2 and 3, North 4 degrees 00 minutes 00 seconds East, 160.47 feet, to an Iron Rod (new), said point

being the northwest most corner of the herein described parcel, and also falling on the southerly margin of West Kirkland Avenue; thence, with said margin, South 82 degrees 56 minutes 00 seconds East, 89.77 feet, to an Iron Rod (new); thence continuing along said margin, around a curve to the right, said curve having a radius of 75.00 feet, an arc length of 75.35 feet to an Iron Rod (new); thence, continuing along said margin, South 25 degrees 22 minutes 00 seconds East, 175.17 feet, to the point of beginning.

Being part of the same property conveyed to James P. Gracy, et.ux. by Decree for Redemption from Ken A. Mitchell, recorded on June 30, 1994 of record in Book 9484, Page 903, Register's Office for Davidson County, Tennessee.

The said James P. Gracy having since died on February 11, 2013, vesting the property in Catherine S. Gracy as sole surviving spouse.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above-described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 07202003700

Mail Tax Statements To:
Stevenson Trust No. 5
4124 Franklin Pike
Nashville, Tennessee 37204
Address of New Owner

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 2/24/2022

W. P. Stevenson Trustee

Stevenson, W.P., Trustee

STATE OF TENNESSEE, COUNTY OF Williamson, ss:

On this 24 day of February, 2022 before me personally appeared W. P. Stevenson, Trustee, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

KIRKLAND T. TURNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXP. JULY 06, 2025

Kirkland T. Turner

Notary Public

Universal Banker

Title (and Rank)

My commission expires July 06, 2025

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $1.00.

W. P. Stevenson

Affiant

Affiant's Name: Jay Stevenson

KIRKLAND T. TURNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXP. JULY 06, 2025

Kirkland T. Turner

Notary Public

Universal Banker

Title (and Rank)

My commission expires July 06, 2025