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

After Recording Return To:
Stevenson Trust No. 3
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

20220224-0021160

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. 3, 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, 1034 WEST KIRLKAND AVENUE, NASHVILLE, TN 37216

Legal Description: Current Source of Title 20130318-0026252

Tract 1: Being lots Nos. 4 and 5, on the Plan of Richardson Subdivision, Block "A", as of record in book 2133, page 2, Register's Office for said County. Lot No. 4: Said lot No. 4 fronts 60.25 feet on the southerly side of Richardson Avenue and extends back 165 feet on the westerly line and 165 feet on the easterly line to a dead line measuring 60.25 feet thereon. Lot No. 5: Said lot No. 5 fronts 75.3 feet on the southerly side of Richardson Avenue and extends

back 165 feet on the easterly line and 165 feet on the westerly line to a dead line measuring 75.3 feet thereon.

Being 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 909, Register's Office for Davidson County, Tennessee

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: 07202003800

Mail Tax Statements To:
Stevenson Trust No. 3
4124 Franklin Pike
Nashville, Tennessee 37204
Address of New Owner

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 2/24/2022

W. P. Stevenson

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.

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