Karen Johnson Davidson County
Batch# 816993 DEEDQC
03/08/2022 08:20:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220308-0025925

QUITCLAIM DEED

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ZERO
TRANSFER TAX EXEMPTION TCA SECTION 67-4-409(a)(4)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF February, 2022

Notary Public

MY COMMISSION EXPIRES: 3.8.25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kara L. Stephens, Janet R. Stermin and Guy E. Stermin	**Owner**	
(NAME) **2545 Woodberry Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37214**	(ADDRESS)	**095 12 0 055.00**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Information furnished by the parties, no title search was performed.

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, NO CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR NO OTHER GOOD AND VALUABLE CONSIDERATIONS, ALL OF WHICH IS HEREBY ACKNOWLEDGED, **KARA L. STEPHENS, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY UNTO, **GUY E. STERMIN AND JANET R. STERMIN, HUSBAND AND WIFE, AND KARA L. STEPHENS, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, ALL OF RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Being Lot No. 70 on the plan of Woodberry Park Subdivision, as of record in Book 2133, Pages 117, 118 and 119, Register's Office for Davidson County, Tennessee.

Said Lot No. 70 fronts 68 feet on the South side of Woodberry Drive and runs back between lines, measuring 195 feet on the West line and 201 feet on the East line to the rear line which is a broken line measuring 99.2 feet thereon.

Being the same property conveyed to Joshua S. Stephens and Kara L. Stephens, husband and wife by Warranty Deed from Judith Ann Burns Hollister, Susan Marie Burns Hafner, James Martin Burns, Jr., Mary Elizabeth Burns Ozburn and John Thomas Burns, Devisees under the Will of Evelyn Jackson Burns, dated 08/22/2016, of record in Instrument 201608240088392, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kara L. Stephens by Quit Claim Deed from Joshua S. Stephens dated 01/11/2022 and recording Instrument No. 20220113004780, Register's Office for Davidson County, Tennessee.

Improved property knows as 2545 Woodberry Drive, Nashville, TN 37214

Witness my/our hand (s) this the 17 day of February, **2022.**

Kara L. Stephens

Kara L. Stephens

STATE OF Tennessee
COUNTY OF Wilson

On this 17th day of February, **2022,** before me personally appeared **Kara L. Stephens** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th day of February, **2022**

Tracey Trumphour

Notary Public

My Commission Expires: 3.8.2025

(SEAL)

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 2-17-22.

Tracey Trumphour
Affiant
Date: 2-17-22

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 17 day of February, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY