THIS INSTRUMENT PREPARED BY AND RETURN TO:
Martin Heller Potempa & Sheppard
1935 21st Avenue South, Suite 100
Nashville, Tennessee 37212
(615) 800-7096

Karen Johnson Davidson County
Batch# 817809 **DEEDQC**
03/08/2022 03:20:52 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220308-0026566

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $0.00

PHILIP A. STEEN, AFFIANT

Subscribed and sworn to before me, this 8th day of February, 2022.

NOTARY PUBLIC
My Commission Expires: 03/04/2024

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.: 050-02-0-047.00

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, I, Philip A. Steen, ("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 3608 & 3610 Willow Creek, Nashville, TN 37207, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Willow Creek Subdivision, Section Two of record in Plat Book 5200, Page 630, in the Register's Office for

Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Philip A. Steen from Music City Holdings, LLC, a Texas limited liability company, by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20200716-0078437.

Subject to all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

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 A. 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 A. 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.

Notary Public

My Commission Expires: 03/06/2024