QUITCLAIM DEED

LIZ DAVIS 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 $0.00

Penny R Cook
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF FEBRUARY, 2022.

Liz Davis
Notary Public

MY COMMISSION EXPIRES: 3-8-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chelsea Cheng	Chelsea Cheng	
(NAME)	(NAME)	
2600 Lakeshore Drive	709 Lakeshore Pointe	05308008700
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stevens Homes LLC, a Tennessee Limited Liability Company** ,hereinafter called the Grantor, have quitclaimed unto **Terry D. Stevens and wife, Anita Stevens and Chelsea Cheng and Christopher Cheng and Terry D. Stevens and Anita Stevensas Tenants in Common with Rights of Survivorship**, hereinafter called the Grantee(s), their assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 1 of Block 16 of Dobbs & Elliot Subdivision, as of record in Plat Book 547, Page 127, at the Register's Office for Davidson
County, Tennessee, and being more particularly described as fellow;

Beginning at an iron rod set at the intersection of the Southerly right-of-way line of 26th Street and the westerly right-of-way line of Lakeshore Drive;

Thence leaving the southerly right-of-way line of 26th Street, with the westerly right-of-way line of Lakeshore Drive, South 46 deg 03 min 25 sec East, 144.00 feet to an iron rod set at the intersection with the northerly right-of-way line of Alley #3102;

Thence leaving the westerly right-of-way line of Lakeshore Drive with the northerly right-of-way line of Alley #3102, South 44 deg 34 min 56 sec West, 50.00 feet to a point at a corner common with Lot 2 of said Block 16 of Dobbs & Elliot Subdivision;

Karen Johnson Davidson County
Batch# 818042 DEEDQC
03/09/2022 10:10:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
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Thence leaving the northerly right-of-way line of Alley #3102 with the easterly property line of said Lot 2, North 46 deg 03 min 25 sec West, 144.00 feet to a point in the Southerly right-of-way line of 26th Street;

Thence with the southerly right-of-way line of 26th Street, North 44 deg 34 min 56 sec East, 50.00 feet to the Point of Beginning. Containing 7,200 square feet of 0.165 acres more or less.

Easement Area

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being part of Lot 1 of Block 16 of Dobbs & Elliot Subdivision, as of record in Plat Book 547, Page 127, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Commencing at an iron rod set at the intersection of the southerly right-of-way line of 26th Street, and the westerly right-of-way line of Lakeshore Drive;

Thence leaving the westerly right-of-way line of Lakeshore Drive with the southerly right-of-way line of 26th Street, South 44 deg 34 min 56 sec West, 50.00 feet to a point at comer common with Lot 2 of said Block 16 of Dobbs & Elliot Subdivision;

Thence leaving the southerly right-of-way line of 26th Street, with the easterly property line of said Lot 2, South 46 deg 03 min 25 sec East, 24.70 feet to the TRUE POINT OF BEGINNING;
Thence with a line through said Lot I for the following three calls;
1) North 41 deg 15 min 08 sec East, 4.00 feet to a point;
2) South 48 deg 39 min 41 sec East, 77.56 feet to a point;
3) ·South 41 deg 15 min 08 sec West, 7.53 feet to a point in the easterly property line of said Lot 2;

Thence with the easterly property line of said Lot 2, North 46 .deg 03 min 25 West, 77.65 feet to the POINT OF BEGINNING. Containing 447 square feet or 0.010 acres more or less.

Being the same property conveyed to Stevens Homes, LLC, a Tennessee Limited Liability Company by Warranty Deed from Dwight Lamar Bradley, Executor for the Estate of Samie Don Jackson Bradley, deceased, dated 03/06/2019, of record in Instrument 201903130023044, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to **Stevens Homes, LLC, a Tennessee Limited Liability** Company by Quitclaim Deed from Stevens Homes, LLC, a Tennessee Limited Liability Company, dated 05/16/2019, of record in Instrument 201905240049559, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 547, Page 127, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2600 Lakeshore Drive, Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

IN WITNESS WHEREOF, the GRANTOR(S) has hereunder set his hand(s) this 11th day of February,2022.

member

By: Terry D Stevens
Its: Authorized Agent

member

By: Anita Stevens
Its: Authorized Agent

Effective the 11th day of February, 2022.

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Terry D. Stevens and wife, Anita Stevens** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of February, 2022.

Notary Public:
My Commission Expires: 3-8-25

MARILYN C. NEWMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trimphour 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 2-11-22.

Tracey Trimphour
Affiant
Date: 2-11-22

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 11 day of February, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY