Karen Johnson Davidson County
Batch# 835975 DEEDQC
04/07/2022 10:28:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220407-0040354

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0 (ZERO)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March, 2022

Notary Public

MY COMMISSION EXPIRES: 3.8.2025

(AFFIX SEAL)

TRACEY TRUMAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

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)
Christopher Cheng and Chelsea Cheng	**Owner**	
(NAME) **2600 Lakeshore Drive**	(NAME) Same	05308008700
(ADDRESS) **Old Hickory, TN 37138**	(ADDRESS)	
(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, **TERRY D. STEVENS AND WIFE, ANITA STEVENS, AND CHRISTOPHER CHENG AND WIFE, CHELSEA CHENG,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY UNTO, **CHRISTOPHER CHENG AND CHELSEA CHENG, HUSBAND AND WIFE,** 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 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 follows:

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;

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.

Being the same property conveyed to Terry D. Stevens and wife, Anita Stevens and Chelsea Cheng and Christopher Cheng and Terry D. Stevens and Anita Stevens as Tenants in Common with Rights of Survivorship by QuitClaim Deed from Stevens Homes, LLC, a Tennessee Limited Liability Company, dated 02/11/2022, of record in Instrument 20220309-0026858, Register's Office for Davidson County, Tennessee.

Improved property known as 2600 Lakeshore Drive, Old Hickory, TN 37138.

Witness my/our hand (s) this the 28th day of March, 2022

Terry D. Stevens

Anita Stevens

STATE OF TN

COUNTY OF Wilson

On this 28th day of March, 2022, before me personally appeared Terry D. Stevens and Anita Stevens to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of March, 2022.

Notary Public
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Christopher Cheng

Chelsea Cheng

LIZ DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TN

COUNTY OF Wilson

On this 28 day of March, 2022, before me personally appeared Christopher Cheng and Chelsea Cheng to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28 day of March, 2022.

Notary Public
My Commission Expires: 3-8-25

$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 March 28, 2022.

Tracey Trumphour
Affiant
Date: 3-28-2022

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 28 day of March, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY