Karen Johnson Davidson County
Batch# 859175 DEEDQC
05/19/2022 02:03:35 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220519-0058220

Record and Return Mail To:
This Instrument Prepared By:
S. Brad Dozier, Attorney-at-Law
PO Box 2787
Brentwood, TN 37024
(615) 259-2670

Prepared from information supplied by the parties.
No title search.
No consideration.

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
ALAN COREY STEIN, Trustee STEIN LIVING TRUST dtd 5/12/2022 1204 Riverbirch Way Hermitage, TN 37076	Same	07500011200

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, ALAN V. STEIN and wife, GRISELDA C. CONTRERAS, ("Grantors") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto ALAN COREY STEIN, as Trustee of the STEIN LIVING TRUST dtd 5/12/2022 ("Grantee"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Beginning at an iron pin, said iron pin being the southwest comer of the W. L. Tune property and lying in the easterly margin of Chandler Road; thence south 52 degrees 32' 46" east with the southerly line of said W. L. Tune property 763.33 feet to an iron pin, said iron pin being the northwest comer of the S. W. Luhrs property; thence south 40 degrees 00' 00" west with the western property line of said S. W. Luhrs property 286.85 feet to an Iron pin, said pin being the southwest comer of said S. W. Luhrs property; thence north 59 degrees 34' 39' west 690.08 feet to an iron pin, said pin being in the easterly margin of Chandler Road; thence with the margin of said road with a curve to the right in a northeasterly direction having a radius of 1,431 .67 feet, a distance of 350.53 feet to the point beginning, containing 5.33 acres, more or less.

Being the same property conveyed to Ray W. Martin, an unmarried man by deed from Michael Castellerian, Admlnstrator c.t.a of the Eslate of James Henry Martin and Michael Castellerian, Successor Trustee of the James Henry Martin Testamentary Trust of record in Instrument No. 20150901-0088878. Register Office of Davidson County, Tennessee.

Being the same property conveyed to ALAN COREY STEIN and wife, GRISELDA C. CONTRERAS from Ray W. Martin by Warranty Deed dated February 18, 2016 and recorded as Instrument Number 20160229-0018695 in the Davidson County Register of Deeds Office.

This is improved property known as **4531 Chandler Rd., Hermitage, TN 37076**

This legal description is the same as in the previous deed of record. Grantor and Grantees acknowledge that this deed was prepared from the information provided by them and no title search was performed by the preparer.

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 13th day of May, 2022.

ALAN V. STEIN, Grantor

GRISELDA C. CONTRERAS, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named ALAN V. STEIN and GRISELDA C. CONTRERAS, with whom I am personally acquainted, and who acknowledged, upon oath, they purposefully executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of May, 2022.

Notary Public

My Commission Expires: 8/18/24

S. BRAD DOZIER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is Zero and 00/100 Dollars ($0.00).

ALAN COREY STEIN, Trustee/Grantee/Affiant

Sworn to and subscribed to before me, this the 13th day of May, 2022.

Notary Public

My Commission Expires: 8/18/24

S. BRAD DOZIER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON