PREPARED BY:
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Seeley & Mayes Law Firm
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Johnson City, TN 37604

Karen Johnson Davidson County
Batch# 899886 DEEDQC
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Fees: $22.00 Taxes: $0.00
20220808-0089616

QUITCLAIM DEED

THIS QUITCLAIM DEED, made and entered into this the 5th day of May, 2022, by and between **Donald D. Stephens, Jr., and Cora Jonelle Edwards Stephens (a/k/a Cora J. Cox)**, Parties of the First Part, and **Donald Dale Stephens, Jr., Trustee of the Donald Dale Stephens, Jr. Revocable Living Trust dated August 18, 2014, and Cora Jonelle Edwards Stephens, Trustee of the Cora Jonelle Edwards Stephens Revocable Living Trust dated August 18, 2014**, Parties of the Second Part;

W I T N E S S E T H:

The Parties of the First Part have this day quitclaimed, and do by these presents transfer and convey unto the Parties of the Second Part, their heirs and assigns, all their right, title and interest in and to the hereinafter described real estate:

> **Situate, lying and being in Davidson County, Tennessee, and being more particularly described as follows, to-wit:**
>
> **Land in Davidson County, Tennessee, being Lot 13, Section 1, MERRYMOUNT ACRES, as shown on plat of record in Plat Book 3700, Page 17, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.**
>
> **This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.**

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 1, MERRYMOUNT ACRES, as recorded in Plat Book 3700, Page(s) 17.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3910, Page 809 and Book 4322, Page 584.

This is improved property located at 8227 Highway 70 S. Nashville, TN 37221

AND BEING the same property conveyed to Donald D. Stephens, Jr. and Cora J. Cox, husband and wife, by deed dated July 19, 2013, from John Brucker Nourse and wife, Dena Fisher Nourse, of record as Instrument No. 20130722-0075743, in the Register's Office for Davidson County, Tennessee, to which reference is here made.

FOR TAX ASSESSORS PURPOSE ONLY: The above property is shown as 127-10-0-014.00.

It is understood that this is a Quitclaim Deed for the purpose of conveying whatever interest, if any, the Parties of the First Part may have in and to the above-described property. No warranties, either express or implied, are made by the Party of the First Part concerning the title and/or use of the above-described property.

This property is conveyed subject to all valid restrictive covenants and easements, if any, of record.

IN TESTIMONY WHEREOF, witness the signature of the Parties of the First Part, on this the day and year first above written.

Donald Dale Stephens, J

DONALD DALE STEPHENS, JR.

Cora Jonelle Edwards Stephens

CORA JONELLE EDWARDS STEPHENS

STATE OF TENNESSEE
COUNTY OF WASHINGTON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Cora Jonelle Edwards Stephens and Donald Dale Stephens, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand, at office, on May 5, 2022.

NOTARY PUBLIC

LAUREN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WASHINGTON COUNTY

My Commission Expires: 9/26/23

STATE OF TENNESSEE
COUNTY OF WASHINGTON

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property of interest in property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Donald Dale Stephens, Jr.
Affiant

Subscribed and sworn before me on May 5, 2022.

NOTARY PUBLIC

LAUREN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WASHINGTON COUNTY

My Commission Expires: 9/26/23

NAME AND ADDRESS OF PROPERTY OWNER:
Donald Dale Stephens, Jr. Trustee and
Cora Jonelle Edwards Stephens, Trustee
8227 Highway 70 S
Nashville, TN 37221

NAME AND ADDRESS OF THE PERSON
OR PERSONS RESPONSIBLE FOR THE
PAYMENT OF REAL PROPERTY TAX:
Same as above
102 Morton Mill Circle
Nashville, TN 37221

This instrument has been prepared without the benefit of a title examination or survey. The legal description and state of title of the property have been furnished to the draftsman by the Grantor, by third parties, or from the record. The draftsman makes no representation as to the status of the title or the accuracy of the description and assumes no liability in relation thereto. Failure to record this instrument may jeopardize your rights in relation to the property conveyed hereby. Govern yourself accordingly.