Karen Johnson Davidson County
Batch# 899886 DEEDQC
08/08/2022 08:39:46 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220808-0089617

PREPARED BY:
Brett N. Mayes, Attorney
Seeley & Mayes Law Firm
2300 Knob Creek Road
Johnson City, TN 37604

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 Jonelle E. Stephens)**, 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 Unit No. 102 (and driveway serving said lot) on the Plan of Third Revision, Morton Mill Estates of record in Plat Book 7900, Page 561, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**
>
> **THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:**
> **The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.**
> **Restrictive covenants contained in an instrument of record in Book 7546, Page 145, amended in Book**

7936, Page 704, Book 8079, Page 804, Instrument No. 20190605-0053782, in the Register's Office for Davidson County, Tennessee.
By Laws of record in Book 7546, Page 154, amended in Book 7936, Page 709, Register's Office for Davidson County, Tennessee.
Charter for Homeowner's Association of record in Book 7414, Page 335, Register's Office for Davidson County, Tennessee.
Deed of common areas to Homeowner's Association of record in Book 7584, Page 963, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

AND BEING the same property conveyed to Donald D. Stephens, Jr. and wife, Jonelle E. Stephens, by deed dated April 27, 2020, from John William Hite, IV, a married man, of record as Instrument No. 20200429-0044483, 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 141-12-0D-102.00-CO.

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, JR.

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
102 Morton Mill Circle
Nashville, TN 37221

NAME AND ADDRESS OF THE PERSON
OR PERSONS RESPONSIBLE FOR THE
PAYMENT OF REAL PROPERTY TAX:
Same as above

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.