Prepared By

Name: Dave Stephens
Address: 3114 Gresham Lane W.
Aurora, IL
State: Illinois Zip Code: 60504

After Recording, Mail Document To Owner/Responsible Taxpayer

Name: Debra Stephens
Address: 1002 Remington Park Rd.
State: Tennessee Zip Code: 37076

Tax Parcel ID #: 064160E 086.00

Karen Johnson Davidson County
Batch# 905965 DEEDQC
08/22/2022 10:11:50 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20220822-0094335

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE

Davidson COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of _____ ($_____) in hand paid to Debra Stephens, a Owner, residing at 1002 Remington Park Rd County of Davidson, City of Hermitage, State of Tennesse (hereinafter known as the "Grantor(s)") hereby remise, release and forever quitclaim to David Stephens, a Brother, residing at 3114 Gresham Lane W, County of DuPage, City of Aurora, State of Illinois (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Current Deed 20140923-0087414

[INSERT LEGAL DESCRIPTION HERE OR ATTACH AND INSERT]

To have and to hold, the same together with all ~~and singular~~ the appurtenances thereunto belonging ~~or in anywise appertaining, and~~ all the estate, right, title, interest,

lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Debra Stephens

X Debra Stephens

Grantor's Signature

Debra Stephens

Grantor's Name

Address

City, State & Zip

Grantor's Signature

Grantor's Name

Address

City, State & Zip

In Witness Whereof,

KARLENE BARNES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 8-21-2023

Karlene Barnes

Witness's Signature

JoAnn Williams

Witness's Name

428 Sam Houston Dr

Address

Lebanon TN 37087

City, State & Zip

Witness's Signature

Beverly Rich

Witness's Name

428 Sam Houston Dr.

Address

Lebanon TN 37087

City, State & Zip

KARLENE BARNES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 8-21-2023

Karlene Barnes

KARLENE BARNES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 8-21-2023

Karlene Barnes

STATE OF TENNESSEE

COUNTY OF Davidson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Debra Stephens whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 19th day of August, 2022

Karlene Barnes
Notary Public

My Commission Expires: 8/21/2023

KARLENE BARNES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 8-21-2023

I/We hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $_____.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
_____, Affiant
Subscribed and sworn before me this the
22 Day of Aug, 2022.
G. Hayes, Deputy Register

STATE OF TENNESSEE

COUNTY OF Davidson)

Subscribed and sworn to before me this 19th day of August, 2022

Karlene Barnes
Notary Public

My Commission Expires: 8/21/2023

KARLENE BARNES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 8-21-2023

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of September, 2014.

Notary Public

MY COMMISSION EXPIRES: January 11, 2017

(AFFIX SEAL)

STEPHANIE MCPEAKE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140071265 DEEDWARR
Recvd: 09/23/14 14:17 2 pgs
Fees:13.00 Taxes:536.40
20140923-0087414

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Debra A Stephens	New Owner	64-16E-86
(NAME)	(NAME)	
1002 Remington Park Rd.		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20141594

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Linda Vaughn and Robin Wheeler**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Debra A. Stephens**, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Land in Davidson County, Tennessee, being all of Unit No. 86, in Building 23, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit A-1, to the Declaration of Covenants, Conditions and Restrictions filed for record in Instrument No. 20061025-0132473 and amended in Instrument No. 20061106-0137656 and Instrument No. 20071105-0134490, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Linda H. Vaughn and Robin Wheeler by Substitute Trustee's Deed, dated May 29, 2014, of record in Instrument No. 20140625-0055654, Register's Office for Davidson County, Tennessee.

This is not the principal place of residence of the Grantors named herein.

RESTRICTIONS:
This Conveyance is made subject to Declaration of Covenants, Conditions and Restrictions filed for record in Instrument No. 20061025-0132473 and amended in Instrument No. 20061106-0137656 and Instrument No. 20071105-0134490, said Register's Office; easements and set back lines as set forth on the plat attached as Exhibit A-1, to the Declaration of Covenants, Conditions and Restrictions filed for record in Instrument No. 20061025-0132473, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 1002 Remington Park Rd., Hermitage, TN 37076

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.