Box 14
X-0521

Karen Johnson Davidson County
Batch# 915212 DEEDQC
09/12/2022 10:11:23 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220912-0101638

QUITCLAIM DEED

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0- .

Kathy Goodson
Affiant

Subscribed and sworn to before me, this the 9th day of September, 2022.

Notary Public

My commission expires: 8/6/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Larry Craig Stephens and Angela Faye Stephens	**"NEW OWNER"**	**119-14-0-045.00**
257 Tanksley Avenue		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Larry Craig Stephens, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Larry Craig Stephens and Angela Faye Stephens, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 26 of Block "D" on the Map of Woodbine Courts, Part Two, not of record, and described as follows:

Beginning at a point in the south margin of Tanksley Avenue at the corner of Lot Nos. 25 and 26; thence with the line between said lots, southerly 156.5 feet to the corner of said lots and of Lot Nos. 4 and 5; thence along the north line of Lot No. 4 westerly 75 feet to the corner of Lot Nos. 3, 4, 26 and 27; thence with the line between said Lot Nos. 26 and 27, northerly 156.5 feet to the southerly margin of Tanksley Avenue; thence with the margin of the same, easterly 75 feet to the point of beginning.

Being the same property conveyed to Larry Stephens, a married man by Warranty Deed dated June 25, 2012, from Michelle Florez and husband, Alex Florez of record in Instrument No. 20120711-0060799, said Register's Office for Davidson County, Tennessee. Larry Stephens aka Larry Craig Stephens and Regina

Kay Stephens have since divorced and pursuant to the Final Decree of record in the Third Circuit Court for Davidson County, Tennessee, at Nashville, Docket No. 15D-1632, dated November 10, 2015, Larry Craig Stephens was awarded sole title to, interest in and possession of the real property.

This Quitclaim Deed is executed and delivered by Larry Craig Stephens, a married man to convey title to Larry Craig Stephens and Angela Faye Stephens, husband and wife, and to create a tenancy by the entireties.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF ATTORNEYS TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID COMPANY HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

Said property is conveyed subject to the limitations, restrictions, and encumbrances as may affect the premises.

This is improved property, known as 257 Tanksley Avenue, Nashville, TN 37211.

Witness my/our hand(s) this 9th day of September, 2022.

Larry Craig Stephens

Larry Craig Stephens

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 **Larry Craig Stephens**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **9th** day of **September, 2022.**

Notary Public

My Commission Expires: 9/6/2023

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON