This instrument prepared by:
The Lambert Firm, PLLC
2500 21st Avenue South
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 930581 DEEDQC
10/17/2022 12:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221017-0113360

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me on September 21st, 2022.

Notary Public
My Commission Expires: 11-6-2024

SPENCER LAMBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
The Tripping Billies Living Trust 3912 Moss Rose Drive Nashville, Tennessee 37216	The Tripping Billies Living Trust 3912 Moss Rose Drive Nashville, Tennessee 37216	73-1-263

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, We, **Carri Stephens a/k/a Carri Fowler and Jace Stephens, a/k/a Janet Stephens, a married couple,** ("Grantors") do hereby quitclaim and convey unto **The Tripping Billies Living Trust** ("Grantee"), and this Trust's heirs and assigns, any and all interest Grantor may have in that certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 21 on the plan of B.E. WOODWARD SUBDIVISION OF W.J. TUNE LAND, as shown by plat of record in Plat Book 974, Page 94, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Carri Fowler, an unmarried woman, and Janet Stephens, an unmarried woman, as joint tenants with rights of survivorship, by Warranty Deed from Gordon B. Patchell and June Patchell, husband and wife, recorded on June 14, 2013 at Instrument No. 20130614-0060918, Register's Office for Davidson County, Tennessee.

Carri Fowler and Janet Stephens having married since acquiring the subject property.

This is ☒ improved or ☐ unimproved property located at: **3912 Moss Rose Drive Nashville, Tennessee 37216**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

This instrument was prepared from information supplied by the parties. Preparer has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of September 2022.

GRANTOR:

Carri Stephens a/k/a Carri Fowler

Carri Stephens, a/k/a Carri Fowler

Jace Stephens a/k/a Janet Stephens

Jace Stephens, a/k/a Janet Stephens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Carri Stephens and Jace Stephens,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of September 2022.

SPENCER LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11/6/2024

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/21/22.

Tori Cole

Affiant Signature

Date: 9/21/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9/21/2022.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

