Karen Johnson Davidson County
Batch# 958513 DEEDQC
01/06/2023 09:36:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230106-0001210

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 36909-02-2022	STATE OF California COUNTY OF Los Angeles The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 28 day of December, 2022. SHABBIR AZAM NOTARY PUBLIC - CALIFORNIA COMMISSION # 2325354 LOS ANGELES COUNTY My Comm. Exp. April 21, 2024 Notary Public My Commission Expires: APRIL 21,2024

QUITCLAIM DEED

Address New Owner: Paul Stevens and Monique Moret-Stevens, Co- Trustees 2705 Acklen Avenue Nashville, TN 37212	Send Tax Bills To: Paul Stevens and Monique Moret-Stevens, Co- Trustees 2705 Acklen Avenue Nashville, TN 37212	Tax Information: Map and Parcel No.: 10411006800

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Monique Yvonne Moret-Stevens and Paul Daniel Stevens, wife and husband, ("Grantors"), do hereby quitclaim, transfer and convey unto Paul Daniel Stevens and Monique Yvonne Moret-Stevens Trustees of the Paul Stevens and Monique Moret-Stevens Revocable Family Living Trust U/A Dated April 18, 2013 , ("Grantee"), their successors and assigns of all their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 2705 Acklen Avenue, Nashville, TN, 37212.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28 day of December, 2022.

Paul Daniel Stevens

Monique Yvonne Moret-Stevens

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paul Daniel Stevens and Monique Yvonne Moret-Stevens the bargainor, with whom I am ~~personally acquainted~~ (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of December, 2022.

Notary Public

Shabbir Azam Notary Public

My Commission Expires:

APRIL 21,2024

SHABBIR AZAM
NOTARY PUBLIC - CALIFORNIA
COMMISSION # 2325354
LOS ANGELES COUNTY
My Comm. Exp. April 21, 2024

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Stokes and Marshall's Subdivision, of record in Book 332, page 106, Register's Office for said County.

Said Lot No. 55 fronts 50 feet on the southerly side of Acklen Avenue, formerly Marshall Street, and runs back between parallel lines 163 feet more or less to an alley.

Being the same property conveyed to George Malone and Caroline Malone, husband and wife, by deed dated February 21, 2020 from Cody Ray Goodwin, unmarried and Mary Ellen Irene Koran, husband and wife, of record in Instrument No. 20200226-0021469, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Monique Yvonne-Stevens and Paul Daniel Stevens by Warranty Deed from George Malone and Caroline Malone, husband and wife of record in Instrument # 20220307-0025736, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 12/28/22

GEORGE E. MUDTER, JR.
Dated 12/28/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 12/28/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

