Karen Johnson Davidson County
Batch# 965986 DEEDQC
01/31/2023 10:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230131-0007110

This Instrument Prepared By and Return To:
Stewart Title Company
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122
File #1893234

QUITCLAIM DEED

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL**
Cari Anne Stevens David Nathan Tallant 111 Teresa Drive Old Hickory, TN 37138	Same As New Owner	053 114 0 108.00

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **Cari Anne Stevens, an unmarried woman (formerly Cari A. Campbell),** hereinafter called the GRANTOR(S), do hereby quitclaim and convey unto **Cari Anne Stevens, an unmarried woman and David Nathan Tallant, an unmarried man, as tenants in common with rights of survivorship,** hereinafter called the GRANTEE, all right, title and interest, they have in the property listed below:

Land in Davidson County, Tennessee, being Lot No. 4, on the Plan of Teresa Drive Subdivision, as shown on plat of record in Plat Book 3842, Page 82, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Craig A. Stevens and wife, Cari A. Stevens by Warranty Deed from Larry G. Harris and wife, Kathy M. Harris, dated 10/17/1995, of record in Book 9835, Page 770, Register's Office for Davidson County, Tennessee; and being the same property conveyed to Cari A. Stevens, Frank C. Harris and Belinda M. Harris by Quitclaim Deed from Craig A. Stevens, dated 03/15/2010, of record in Instrument 20100316-0019841, Register's Office for Davidson County, Tennessee; further being the same property conveyed to Cari A. Stevens, unmarried by Quitclaim Deed from Cari A. Stevens, unmarried and Frank C. Harris and wife, Belinda M. Harris, dated 09/04/2012, of record in Instrument 20120928-0088730, Register's Office for Davidson County, Tennessee; and being the same property conveyed to Cari A. Stevens, unmarried, and Daniel Cason Campbell, unmarried, as joint tenants with rights of survivorship by Quitclaim Deed from Cari A. Stevens, unmarried, dated 08/10/2017, of record in Instrument 20170816-0083969, Register's Office for Davidson County, Tennessee. The said Cari A. Stevens and Daniel Cason Campbell having since married. Being the same property conveyed to Cari A. Campbell, a married woman by Quitclaim Deed from Cari A. Campbell (formerly known as Cari A. Stevens) and husband, Daniel Cason Campbell, dated 11/16/2019, of record in Instrument 20191125-0121259, Register's Office for Davidson County, Tennessee. The said Cari A. Campbell and Daniel Cason Campbell having since divorced and she is now known as Cari Anne Stevens.

This is improved property located known as 111 Teresa Drive, Old Hickory, TN 37138.

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

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.

IN WITNESS WHEREOF, the GRANTOR(S) have hereunder set their hand(s) this 23rd day of January, 2023.

CARI ANNE STEVENS

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Cari Anne Stevens, whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who upon her oath acknowledged that she executed the foregoing instrument for the purpose therein contained, and as her own free act and deed.

WITNESS my hand and official this 23rd day of January, 2023.

NOTARY

MY COMMISSION EXPIRES: 3.8.2025

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 23rd day of January, 2023 2023.

NOTARY

MY COMMISSION EXPIRES: 3. 8. 2025

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

~~$3.00~~ E-RECORDING PAGE FEE

$2.50

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 1-23-23.

Tracey Trumphour
Affiant
Date: 1-23-23

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 23 day of January, 2023

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY