Karen Johnson Davidson County
Batch# 995743 DEEDQC
04/24/2023 03:28:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230424-0030147

This instrument prepared by:
Bass, Berry & Sims PLC (JCG)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201
615-742-6200

# QUITCLAIM DEED

| Address New Owner | Send Tax Bills To: | Map and Parcel |
|---|---|---|
| Truxton Trust, Trustee of the Lem B. Stevens, Jr. and Caroline Boyd Stevens Community Property Trust<br>4525 Harding Road, Suite 300 \| Nashville, TN 37205 | Same | 130.06.0.061.00<br><br>Davidson County |

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, Lem B. Stevens, Jr. and Caroline Boyd Stevens, husband and wife, do hereby quitclaim, transfer and convey all of their right, title and interest in and to the real property described below to Truxton Trust in Nashville, Tennessee, as Trustee of the Lem B. Stevens and Caroline Boyd Stevens Community Property Trust, and its successors in trust, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the consent of any beneficiary, said real property being more particularly described as follows:

Land in Davidson County, Tennessee, being the westerly half of lot 19 on the Plan of the Subdivision of Block "C" Belle Meade Plan No. 2, as of record in Book 421, page 58, Register's Office for said county.

Said westerly half of Lot No. 19 fronts one hundred (100) feet on the northerly side of Warner Place, and extends back between parallel lines 292 feet on the west line and 296-1/2 feed, more or less, on the east line to the south line of Lot No. 20 on said Plan.

Being the same property described in instruments of record at 20180201-0010426, 20180201-0010427, and 20180201-0010428, Register's Office for Davidson County, Tennessee. The description shown above in this Deed is the same as contained in these instruments.

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

IN TESTIMONY WHEREOF, the grantors have executed this deed on the 17th day of April, 2023.

Lem B. Stevens, Jr.

Caroline Boyd Stevens

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Lem B. Stevens, Jr. and Caroline Boyd Stevens, the within named bargainors, 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 and seal this 17th day of April, 2023.

Notary Public

My Commission Expires: 7-6-2026

PAM GARDINER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES 7-6-2026

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer of property is $0.

James L. Goode, Agent
Affiant

Sworn to and subscribed before me this 17th day of April, 2023.

Deanna Peterson
Notary Public

My Commission Expires: 5-7-2024

DEANNA PETERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 7, 2024

35504856.1

**Tennessee Certification of Electronic Document**

I, Adam Harrer, do hereby make oath that I am a licensed attorney and/or 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 Apr 17, 2023 (date of document).

Affiant Signature

04/24/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of April, 2023.

Aubrey D. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

