QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Glenda Stepp
Affiant

Subscribed and sworn to me on July 27th, 2023.

NOTARY PUBLIC

My Commission Expires: 9-7-26

CATHERINE DEBELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Glenda Stepp and Coty Stepp 2320 Kimberly Drive Nashville, TN 37214	Same as new owner	073 07 0 003.00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter of this instrument.

KNOW ALL MEN BY THESE PRESENTS that GLENDA STEPP, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto GLENDA STEPP and COTY STEPP, as joint tenants with rights of survivorship, hereinafter called **"GRANTEES,"** their successors and assigns, her entire right, title and interest in and to a certain tract of land in DAVIDSON County, Tennessee, described as follows:

BEING Lot No. 464 on the Plan of Sunset View, Section VI, of record in Book 2900, page 54 and 55, Register's Office for said County.

SAID Lot No. 464 fronts 113 feet on the north side of Kimberly Road and runs back 218.5 feet on the west line and 171.4 feet on the east line to a dead line in the rear on which it measures 150.8 feet.

Being the same property conveyed to William J. Stepp et ux Glenda Stepp by Warranty Deed from Robert K. Rippey et ux Nancy J. Rippey dated May 8, 1974, and recorded May 13, 1974, of record in Book 4814, Page 760, Register's Office for Davidson County, Tennessee. William J. Stepp has since died, leaving Glenda Stepp as surviving tenant by the entirety.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as 2320 Kimberly Drive, Nashville, TN 37214.

WITNESS my hand on July 27th, 2023.

Karen Johnson Davidson County
Batch# 1031604 DEEDQC
07/27/2023 11:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230727-0057982

Glenda Stepp
Glenda Stepp

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On July 27th, 2023, before me personally appeared GLENDA STEPP, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on July 27th, 2023.

NOTARY PUBLIC

CATHERINE DEBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

My Commission Expires: 9-7-26

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on 07/27/23.

John Cobb Rochford

07/27/23

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on 07/27/23.

Brooke Sobo

My commission expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025