QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1049230 DEEDQC
09/12/2023 03:16:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230912-0071633

STATE OF TENNESSEE, COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to me on 09/8/23.

NOTARY PUBLIC
My Commission Expires: 9-7-26

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

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 OWNERS:	SEND TAX BILLS TO:	MAP – PARCEL #
Anthony Duran and Natalie Duran 2135 Gildridge Dr. Nashville, TN 37221	Cadence Bank PO Box 3356 Tupelo, MS 38803	169 03 0A 042.00

KNOW ALL MEN BY THESE PRESENTS that Stephens Valley West, LLC, a Tennessee limited liability company, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and does hereby convey, remise, release and forever quitclaim unto Anthony Duran and Natalie Duran, husband and wife, their successors and assigns, its entire right, title and interest in and to a certain tract of land in DAVIDSON County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 42, Stephens Village West 116, as shown on Final Plat of record in Instrument No. 20210409-0047643, as corrected by Surveyor's Certificate of Correction recorded in Instrument No. 20210428-0056721, and amended in Instrument No. 20230106-0001193, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Stephens Valley West, LLC, a Tennessee limited liability company by Warranty Deed from J. Gregory Hardeman, Executor of the Estate of WE. Stephens, Jr. (as to parcel 2) and Equitable Trust Company, Trustee of the Stephens Christian Trust (as to parcel 1), dated January 31, 2020 and recorded February 4, 2020 in Instrument No. 20200204-0012662, in the Register's Office for Davidson County, Tennessee.

This property is known as 2135 Gildridge Dr. (Lot 42), Nashville Tennessee.

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

WITNESS our hands on 09/08/23.

Stephens Valley West, LLC

By: _____
Donald F. Rochford, Sole Member

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On 9/ 7 /2023, personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, **Donald F. Rochford**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Sole Member** of **Stephens Valley West, LLC**, a Tennessee limited liability company, the within named bargainor, and that he as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing for Stephens Valley West, LLC by himself as the Sole Member.

Witness my hand and official seal on 09/ 7 /23.

NOTARY PUBLIC

My Commission Expires: 9-7-26

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

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 9/8/23.

John Cobb Rochford

9/8/23

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 9/8/23.

Brooke Sobo

My commission expires: 9/8/25

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