Karen Johnson Davidson County
Batch# 1056200 DEEDQC
10/02/2023 01:28:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20231002-0077250

QUITCLAIM DEED

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 10/02/23.

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 #
James Ross Rochford 2136 Gildridge Dr. Nashville, TN 37221	Same as New Owner	169 03 0A 037.00

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 James Ross Rochford, his successors and assigns, his 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. 37, 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 W.E. 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 2136 Gildridge Dr. (Lot 37), Nashville Tennessee, 37221.

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 10/02/23.

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

Stephens Valley West, LLC

By: Donald F. Rochford, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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, this the 2nd day of October, 2023.

NOTARY PUBLIC

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 October 2, 2023.

John Cobb Rochford

October 2, 2023

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 October 2, 2023.

Brooke Sobo

My commission expires: 9/8/26

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2026