THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd Ste 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1069336 DEEDQC
11/07/2023 01:58:11 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20231107-0087117

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 6th day of November, 2023.

Notary Public

My Commission Expires:

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Blaine H. Smith, Trustee 214 Lynnwood Terrace Nashville, TN 37205	New Owner	116 07 0 025.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Sara Stephens and Byron Stephens, wife and husband,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Blaine H. Smith, Trustee of the 214 Lynnwood Terrace Trust,** their heirs and assigns, all of their interest in the following land:

Land in Davidson County, Tennessee, beginning at a point in the Easterly margin of Lynwood Terrace, which point is 53 feet North of the corner of lots nos. 11 and 12 in said plan; thence in an Easterly direction, in a straight line, 225 feet more or less to a point in the Westerly margin of a 30 foot alley or court, being the Easterly corner of said lots nos. 11 and 12; thence continuing in the same direction 15 feet to the center of said alley or court; thence Southerly with the center of said alley or court, 290 1/2 feet more or less to the margin of Lynwood Terrace; thence with the said margin of Lynwood Terrace, Northerly and in a curved line 350 feet more or less to the beginning point.

Being the same property conveyed to Sara Stephens and Byron Stephens, wife and husband, by Warranty Deed from Mary Kay Graves, of record in Instrument No. 20231023-0082700 and corrected in Instrument No. 20231101-0085595, in the Register's Office of Davidson County, Tennessee, dated October 20, 2023 and recorded on October 23, 2023.

Being the same property conveyed to Mary Kay Graves, a married person, by Warranty Deed from Theodore G. Vaughan and wife, Debra L. Vaughan, of record in Instrument No. 20000712-0069075, in the Register's Office of Davidson County, Tennessee, dated June 29, 2000 and recorded on July 12, 2000.

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, Grantor has executed this instrument on this 20th day of October 2023.

Sara Stephens

Byron Stephens

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Sara Stephens and Byron Stephens, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 20th day of October 2023.

Notary Public
My Commission Expires: _____

JONATHAN B HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027