This Instrument Prepared By:
Knight Legal
751 Cool Springs Blvd., Ste. 106
Franklin, TN 37067
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Karen Johnson Davidson County
Batch# 1072167 DEEDQC
11/15/2023 11:44:11 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20231115-0089064

New Owner:	Send Tax Bill:	Map/Parcel
Barbara A. Stephens, Trustee of the Barbara A. Stephens Revocable Living Trust dated October 31, 2023, and any amendments thereto 1528 Joe Pyron Drive Madison, TN 37115	M&T Bank P.O. Box 23628 Rochester, NY 14692	053 13 0 041.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

Barbara A. Stephens
AFFIANT

Sworn to and subscribed before me this 31st day of October 2023.

Notary Public

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025

(Notary Stamp)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **BARBARA ANN SCALES STEPHENS**, a unmarried woman, by these present do hereby quitclaim and convey unto **BARBARA A. STEPHENS, TRUSTEE OF THE BARBARA A. STEPHENS REVOCABLE LIVING TRUST DATED OCTOBER 31, 2023, AND ANY AMENDMENTS THERETO**, its heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 94, on the Plan of Phase I, Kimbolton, as shown on plat of record in Plat Book 6900, Pages 276, 277 and 278 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Ernest A. Stephens, Sr., and Wife, Barbara A. Stephens, by deed from David W. Lamberth and Wife, Desiree N. Lamberth, of record in Book 9238, Page 876, Register's Office for Davidson County, Tennessee.
Ernest Anthony Stephens and Ernest A. Stephens, Sr., are one and the same person.
Barbara A. Stephens and Barbara Ann Scales Stephens are one and the same person.

FURTHER, being the same property conveyed to Barbara Ann Scales Stephens from Ernest A. Stephens, Sr, by Divorce Decree, Case No. 99D-3190, in the Second Circuit Court for Davidson County, Tennessee and of record in Instrument No. 20000928-0096223, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1528 Joe Pyron Drive, Madison, TN 37115.

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

WITNESS MY HAND this 31 day of October, 2023.

By: Barbara Ann Scales Stephens
BARBARA ANN SCALES STEPHENS

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara Ann Scales Stephens, with whom I am personally acquainted (or who provided by sufficient evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin TN, this 31st day of October, 2023.

NOTARY PUBLIC
My Commission Expires: 3/19/2025

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025