Karen Johnson Davidson County
Batch# 1091450 DEEDQC
01/22/2024 10:44:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240122-0003058

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Kenneth D. Stephen and Constance Stephen** ("Grantors"), husband and wife, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Jason T. Stephen, unmarried** (Grantee), all of our rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot 28, AKA Unit 210, Tulip Cove Townhomes, as shown on plat of record in Exhibit B of Instrument No. 20050525-0059119, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jason T. Stephen, a/k/a Jason Stephen, an unmarried man and Kenneth D. Stephen and Constance Stephen, husband and wife, as tenants in common with full rights of survivorship, by virtue of that certain Warranty Deed dated September 29, 2015, and being of record at Instrument No. 20151006-0101529 in the Register's Office of Davidson County, Tennessee.

For information purposes only: 735 Tulip Grove Rd. #210, Hermitage, TN, 37076

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 5 day of **December, 2023.**

Kenneth D. Stephen

Constance Stephen

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Sumter

Personally appeared before me, a Notary Public in and for said state and county, **Kenneth D. Stephen and Constance Stephen**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5 day of **December, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: November 16, 2027

CHRISTY L. ADAMS
MY COMMISSION # HH 465232
EXPIRES: November 16, 2027

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

by means of
✓ Physical Presence or
____ Online Notarization

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 29 day of **December, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/7/2083

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESS:	**735 Tulip Grove Rd. #210** **Hermitage, TN 37076**
TAX PARCEL NO.:	**075120F02800CO**
PROPERTY OWNER: OWNER'S ADDRESS:	**Jason T. Stephen** **735 Tulip Grove Road, #210** **Hermitage, TN 37076**
MAIL TAX BILLS TO:	**Jason T. Stephen** **735 Tulip Grove Road, #210** **Hermitage, TN 37076**

Certificate of Authenticity

I, Holly A. Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on ~~January~~ December 5, 2023

Affiant Signature

1/17/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17 day of January, 2024.

Notary's Signature (Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/6/2026