This Instrument prepared by and after recording return to:

Jonathan R. Burns, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

Karen Johnson Davidson County
Batch# 1094660 DEEDQC
01/26/2024 10:10:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240126-0005377

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Gregory T. Lamberth 204 Donelson Hills Drive Nashville, TN 37214	**072-09-2Y-001.00**	**New Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **DONNA L. STEVENSON, TRUSTEE OF THE JIMMY RUSSELL STEVENSON GST EXEMPT TRUST** ("Grantor"), by these presents does hereby transfer, release, relinquish, quitclaim and convey unto **GREGORY T. LAMBERTH** ("Grantee"), his successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements (the "Property") more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. A of the Delmas Avenue Residences I, a Horizontal Property Regime established pursuant to the Declaration of Covenants, Conditions and Restrictions for Delmas Avenue Residences I of record at Instrument No. 20181221-0124390 in the Reister's Office for Davidson County, Tennessee, said Unit No. A being as depicted on Exhibit C to the Declaration, and being subject to the Declaration, and Exhibits thereto, to which reference is hereby made for a more complete and accurate description thereof.
>
> Being the same property conveyed to DONNA L. STEVENSON, AS TRUSTEE OF THE JIMMY RUSSELL STEVENSON GST EXEMPT TRUST by deed from KIPM, INC. dba KURDISH INTERNATIONAL PROPERTY MANAGEMENT, a Tennessee Corporation, of record in Instrument No. 20210121-0009277 in the Register's Office of Davidson County, Tennessee.

This is improved property consisting of a duplex dwelling with the west side duplex (the left side facing the duplex from Delmas Avenue) being known as 925A Delmas Avenue, Davidson County, Nashville, TN 37216, and the east side duplex (the right side facing the duplex from Delmas Avenue) being known as 925B Delmas Avenue, Nashville, Davidson County, TN 37216.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Remainder of page intentionally left blank. Signature page follows.]

[Signature page to Quitclaim Deed]

In witness whereof, Grantor has caused this instrument to be dated and effective this 19th day of December, 2023.

GRANTOR:

Donna L. Stevenson, Trustee
DONNA L. STEVENSON, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared DONNA L. STEVENSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19th day of December, 2023.

Nicole Holg
Notary Public

My Commission Expires: 09.10.2025

NICOLE HOLGUIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer is $0.00.

Donna L. Stevenson
Affiant

Subscribed and sworn to before me,
this 19 day of December, 2023.

Nicole Holg
NOTARY PUBLIC
My Commission Expires: 09.10.2025

NICOLE HOLGUIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Travis Strickler 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 December 19, 2023 (date of document).

T-Strickler

Affiant Signature

1-25-24

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 25th day of January, 2024.

Diahann M Keeton

Notary's Signature

My Commission Expires: 11-2-2026

