Karen Johnson Davidson County
Batch# 1118817 DEEDQC
04/03/2024 03:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240403-0023660

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Gregory T. Stevens and Courtney K. Stevens, Co-Trustees 812 Crestwood Drive Nashville, TN 37204	Same	132 05 049.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, GREGORY T. STEVENS and COURTNEY K. STEVENS (collectively, the "Grantor"), hereby quitclaim and convey to GREGORY T. STEVENS and COURTNEY K. STEVENS, CO-TRUSTEES OF THE STEVENS COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our right, title and interest in that certain real property in Davidson County, Tennessee more particularly described as follows:

Being Lot No. 16 on the map of Crestwood Acres, as of record in Book 1130, page 60, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Said Lot No. 16 fronts 145.2 feet on the northerly side of Crestwood Drive and runs back 310.8 feet on the easterly line and 313.5 feet on the westerly line to a dead line, measuring 145.2 feet thereon.

Being the same property conveyed by deed of record as Instrument #20061115-0142051, Register's Office for Davidson County, Tennessee.

This is property known as 812 Crestwood Drive, Nashville, Tennessee.

[See next page for signatures.]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 2nd day of April, 2024.

GREGORY T. STEVENS

COURTNEY K. STEVENS

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Gregory T. Stevens and Courtney K. Stevens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 2 day of April, 2024.

NICOLE DENISE GOLDSBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Oct. 4, 2027

Notary Public
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 2 day of April, 2024.

NICOLE DENISE GOLDSBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Oct. 4, 2027

Notary Public
My Commission Expires:_____

37335499.1

Certificate of Authenticity

I, Lucretia Albert, 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 April 2, 2024.

Date

Lucretia Albert

Affiant Signature

04/02/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 02 day of April, 2024

Notary's Signature

My Commission Expires: 7-7-25

Date

Notary's Seal (if on paper)

JENNIFER R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

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