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# 1144577 DEEDQC
06/07/2024 11:24:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240607-0042822

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The 2206A Cabin Hill Trust **3021 Kingston Circle** **Mt. Juliet, TN 37122**	**073-07-0-182.00**	**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** ("Grantor"), by these presents does hereby transfer, release, relinquish, quitclaim and convey unto **THE 2206A CABIN HILL TRUST U/T/A DATED** MAY 30 **, 2024** ("Grantee"), its 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 Lot No. 48A on the plan of Zone Lot Division, Lots 44-53, Section Three, Cabin Hill Subdivision, (now known as Two Rivers Place) as of record in Plat Book 6250, Page 361, which amends Plat Book 5200, Page 713, Register's Office for Davidson County, Tennessee, to which plan reference hereby made for a more complete description of the property.
>
> Being the same property conveyed to DONNA L. STEVENSON by deed from DONNA L. STEVENSON, TRUSTEE OF THE DONNA L. STEVENSON REVOCABLE TRUST DATED FEBRUARY 21, 2007, of record in Instrument No. 202406070042821 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 2206A Cabin Hill Road, Nashville, Davidson County, Tennessee, 37214.

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 30 day of May, 2024.

GRANTOR:

Donna L. Stevenson
DONNA L. STEVENSON

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 30 day of May, 2024.

Nicole Holg
Notary Public

NICOLE HOLGUIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 09.10.2025

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 30 day of May, 2024.

Nicole Holg
NOTARY PUBLIC
My Commission Expires: 09.10.2025

NICOLE HOLGUIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Jonathan R. Burns 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 May 30, 2024 (date of document).

Affiant Signature

6.6.24
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 6th day of June, 2024.

Notary's Signature

My Commission Expires: 11-2-2026

DIAHANN M. KEETON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY