**This instrument prepared by:**
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1152402 DEEDQC
06/28/2024 11:35:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240628-0048745

State of TN }
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 26th day of June, 2024.

Notary Public

My Commission expires 1/25/26

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

**NAME AND ADDRESS OF PROPERTY OWNER:**
**Jennifer S. Stevens**
**2520 Val Marie Drive,**
**Madison, TN 37115**

**SEND TAX BILLS TO:**
**Jennifer S. Stevens**
**2520 Val Marie Drive,**
**Madison, TN 37115**

**MAP AND PARCEL NUMBER:** 034070B01600CO

# QUITCLAIM DEED
## 24NT00646

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

**Jennifer S. Stevens and Zachary A. Stevens, Wife and Husband**

By these presents do remise, release and **QUITCLAIM** unto

**Jennifer S. Stevens, a married woman**

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

**Land in Davidson County, Tennessee, being Lot Number 16 on the Plan of Cluster-Lot Subdivision of Enclave at Twin Hills and that common area as designated as "open spaces" on the Plan of Harbor Village Phase IV, Revision I, as filed in the Register's Office of Davidson County, Tennessee as Instrument Number 20030723-0102986, of record as Instrument Number 20071221-0146647 and 20080117-0005451, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description, and being further described in the Master Deed and Bylaws for Enclave At Twin Hills Villas, a horizontal property regime (with Private Elements) being filed of record with the Register of Deed of Davidson County, Tennessee as Instrument Number 20080821-0086071 amended at Instrument Nos. 20151112¬0115172 and 20151217-0127190. Along with this conveyance, the Grantee steps into the position of the Grantor as the Declarant under the Restrictions and By-Laws of Enclave at Twin Hills Subdivision.**

**Being the same property conveyed to Jennifer S. Stevens and Zachary A. Stevens, Wife and Husband from Teresa McLemore an unmarried woman, by Warranty Deed dated 09/23/2019 and recorded 10/11/2019 in Instrument No. 20191011-0104548, Register's Office of said County.**

**This is an improved property commonly known as: 2520 Val Marie Dr, Madison, TN 37115-2391**

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.

Witness our hands this _____ day of 6/26/24, _____.

Jennifer S. Stevens 06/26/2024 12:58 PM CDT

**Jennifer S. Stevens**

State of Tennesse }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jennifer S. Stevens,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

06/26/2024 01:01 PM CDT

Witness my hand and official seal at office, this _____ day of _____, _____.

Edward Hunsberger Sr

Notary Public

My Commission expires: 1/25/26

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

Zachary A. Stevens 06/26/2024 12:54 PM CDT

**Zachary A. Stevens**

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Zachary A. Stevens,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

06/26/2024 01:01 PM CDT

Witness my hand and official seal at office, this _____ day of _____, _____.

Edward Hunsberger Sr

Notary Public

My Commission expires: 1/25/26

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

**Tennessee Certification of Electronic Document**

I, Summer Boxton 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 6/26/2024 (date of document).

Summer Boxton
Affiant Signature

6/26/2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26 of June, 2024.

(SEAL)

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Signature
My Commission Expires: 11-06-24