Karen Johnson
Batch # 1169228
08/14/2024 12:44:17 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240814-0062161

THIS INSTRUMENT PREPARED BY AND RETURN TO: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 PHILIP STEEN, AFFIANT Subscribed and sworn to before me, this 9 day of August 2024. NOTARY PUBLIC My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
PHILIP STEEN and NICOLE V. STEEN 236 Campbell Circle Mt. Juliet, TN 37122	New Owner	Map and Parcel No.: 043 06 0 285.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Nicole V. Steen, as Trustee ("Trustee") of the Philip Steen Irrevocable Investment Services Trust, created November 22, 2021 ("Trust"), as to a one-half undivided interest, and Philip Steen, as Trustee ("Trustee") of the Nicole V. Steen Irrevocable Investment Services Trust, created November 22, 2021 ("Trust"), as to a one-half undivided interest, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Philip Steen and Nicole V. Steen, husband and wife, their successors and assigns, all of the Trusts' right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 561 Singer Drive, Madison, TN 37115, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 162 on the Plan of Section Seven, Madison Park, of record in Plat Book 4300, Page 84, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed one-half to Nicole V. Steen, Trustee of the Philip Steen Irrevocable Investment Services Trust, created November 22, 2021, and one-half to Philip Steen, Trustee of the Nicole V. Steen Irrevocable Investment Services Trust, created November 22, 2021, from Nicole Steen and Philip Steen, husband and wife, by Quitclaim Deed recorded in the Register's Office of said county and state at Instrument No. 20220218-0019540.

All matters shown on the plat of record in Plat Book 4300, Page 84, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, restrictions and easements, if any, recorded as Book 4487, Page 188, in the Register's Office for Davidson County, Tennessee. Madison Park Homeowners Association, Inc., Leasing Rules Recorded as Instrument No. 20150114-0004067, First Amended recorded as Instrument No. 20170714-0071135 and Second Amended recorded as Instrument No. 20180426-0039523 in the Register's Office for Davidson County, Tennessee. Madison Park Homeowners Association Inc., Leasing Rules Recorded as Instrument No. 20150813-0081221 in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Trustee has executed this instrument on this the 9 day of August 2024.

Philip Steen, as Trustee of the Nicole V. Steen Irrevocable Investment Services Trust, created November 22, 2021

Nicole V. Steen, as Trustee of the Philip Steen Irrevocable Investment Services Trust, created November 22, 2021

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Philip Steen, as Trustee of the Nicole V. Steen Irrevocable Investment Services Trust, created November 22, 2021**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9 day of August 2024.

Jessica Ann Clegg
Notary Public

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Nicole V. Steen, as Trustee of the Philip Steen Irrevocable Investment Services Trust, created November 22, 2021**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9 day of August 2024.

Jessica Ann Clegg
Notary Public

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027