Karen Johnson
Batch # 1187748
09/30/2024 01:23:48 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240930-0075587

THIS INSTRUMENT PREPARED BY AND RETURN TO: **Martin Heller Potempa & Sheppard** 1935 21st Avenue South, Suite 100 Nashville, Tennessee 37212 (615) 800-7096	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is $0.00 PHILIP STEEN, AFFIANT Subscribed and sworn to before me, this 27 day of September 2024. NOTARY PUBLIC My Commission Expires: 01-04-24

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, TRUSTEES 236 Campbell Circle Mt. Juliet, TN 37122	New Owner	Map and Parcel No.: 043 06 0 285.00

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Philip Steen and Nicole V. Steen, husband and wife, (collectively as "Grantor") do hereby quitclaim, transfer and convey all of our right, title and one-half (1/2) interest in certain real property in the County of Davidson, State of Tennessee, identified below, unto Nicole V. Steen, Trustee of the Philip Steen Irrevocable Investment Services Trust, created November 22, 2021, its successors and assigns, and do hereby quitclaim, transfer and convey all of our right, title and one-half (1/2) interest in certain real property in the County of Davidson, State of Tennessee, identified below, unto Philip Steen, Trustee of the Nicole V. Steen Irrevocable Investment Services Trust, created November 22, 2021 its successors and assigns.

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 to Philip Steen and Nicole V. Steen, husband and wife, from Nicole V. Steen, as Trustee of the Phillip Steen Irrevocable Investment Services Trust, created November 22, 2021 and Phillip Steen, as Trustee of the Nicole V. Steen Irrevocable Investment Services Trust, created November 22, 2021 by Quitclaim Deed recorded in the Register's Office of said county and state at Instrument No. 20240814-0062161.

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, Grantor has executed this instrument on this the 25 day of September 2024.

Philip Steen, Grantor

Nicole V. Steen, Grantor

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**, the Grantor, 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 25 day of September 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**, the Grantor, 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 26 day of September 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