Page 1 of 2

Karen Johnson
Batch # 1196955
10/23/2024 08:20:18 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20241023-0082223

STATE OF MS
COUNTY OF Hinds

QUITCLAIM DEED

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 109998 KATHLEEN J. WARRINGTON Commission Expires Jan. 8, 2028 YAZOO COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Emily Stevens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF Oct, 2024.

Kathleen Warrington
Notary Public

MY COMMISSION EXPIRES: 1/8/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):

Stevens Law Firm, PA
1535 Lelia Drive
Jackson, MS 39216

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER(S)
John H. Stevens, Lisa J. Stevens	**New Owners**	
(NAME)	(NAME)	115-02-0-070.00
118 Coachmans Road		
(ADDRESS)	(ADDRESS)	
Madison, MS 39110		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EMILY STEVENS**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JOHN H. STEVENS AND LISA J. STEVENS, HUSBAND AND WIFE, AS TO HER 1% INTEREST, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, hereinafter called the Grantees, their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 156 on the Plant of Crest Meade, Section III of record in Plat Book 2331, Page 150, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to **JOHN H. STEVENS AND LISA J. STEVENS, HUSBAND AND WIFE, AND EMILY STEVENS, A SINGLE LADY,** by **Warranty Deed** of record in Instrument No. 20210527-0071996, Register's Office for Davidson, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore, the preparer does not accept liability for this instrument.

This improved property is known as: **1129 Sparta Rd, Nashville, Tennessee 37205.**

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Witness my hand this the 27 day of August, 2024.

EMILY STEVENS

STATE OF
COUNTY OF

Before me, the undersigned, a notary public in and for said County and State, personally appeared **EMILY STEVENS**, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledge that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 27 day of Aug, 2024.

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 109956
KATHLEEN J. WARRINGTON
Commission Expires
Jan. 8, 2028
YAZOO COUNTY

Notary Public
My Commission Expires: 1/8/28
(SEAL)