Karen Johnson Davidson County
Batch# 1277484 DEEDQC
05/27/2025 10:37:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250527-0041300

**This Instrument is Prepared By:**
**James W. Cobb, Esq.**
**Cobb Law Group, LLC**
**131 Walton Ferry Road, Suite 11**
**Hendersonville, TN 37075**
**615-649-0049**

# QUITCLAIM DEED

| Address of New Owner | Send Tax Bills To: | Map/Parcel |
|---|---|---|
| **Stephen E. McClaurine And Teresa R. Peters** | **Stephen E. McClaurine and Teresa R. Peters** | **71-16-144.00** |
| **902 Crockett Street Nashville, TN 37207** | **902 Crockett Street Nashville, TN 37207** | |

THIS INSTRUMENT, made and entered into this 27th day of May 2025, by and between **STEPHEN E. MCCLAURINE, UNMARRIED** *("Grantor")*, and **STEPHEN E. MCCLAURINE, UNMARRIED, and TERESA R. PETERS, UNMARRIED,** *("Grantees")*;

**FOR AND IN CONSIDERATION** of Ten Dollars and 00/100 ($10.00), the receipt of which is hereby acknowledged, the undersigned **STEPHEN E. MCCLAURINE, UNMARRIED,** Grantor, conveys and quitclaims all of his interests and all of his rights, title and interests, marital or otherwise, in and to the following parcel of described real property, in Davidson County, Tennessee to wit:

> A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:
>
> Being Lot No. 10 on the map of Essix Place, not of record, according to a survey by Blanchard and Parrish, Surveyors, dated September 10, 1937. Said Lot No. 10 fronts 50 feet on the southerly side of Crockett Street and extends back between parallel lines 150 feet to a line in the rear.
>
> Being the same property conveyed to Stephen E. McClaurine, unmarried by deed from Jacqueline A. Whittington and Grover Whittington, Jr., married, dated June 22, 2010, and recorded on June 25, 2010, in Instrument No. 20100625-0049740, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 902 Crockett Street, Nashville, Tennessee 37207

And now, **STEPHEN E. MCCLAURINE, UNMARRIED**, for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby quitclaim and convey *all of* his property interests into **STEPHEN E. MCCLAURINE, UNMARRIED AND TERESA R. PETERS, UNMARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP.** The same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

**IN WITNESS WHEREOF,** the Grantor, **STEPHEN E. MCCLAURINE, UNMARRIED**, has hereunto set his hand on this the 21 day of May 2025.

Stephen E. McClaurine
**STEPHEN E. MCCLAURINE**

**STATE OF TENNESSEE )**
**COUNTY OF SUMNER )**

Personally, appeared before me, Abigail Grant, a Notary Public in and for said County and State, the within named **STEPHEN E. MCCLAURINE,** Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand and official seal at Hendersonville, Tennessee this 21 day of May 2025.

Abigail Grant
**NOTARY PUBLIC**

My Commission Expires: 5/19/2026

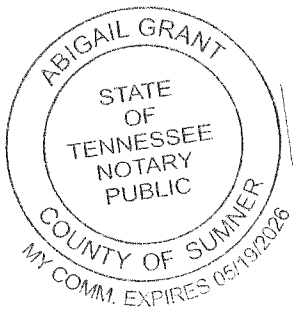
ABIGAIL GRANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 05/19/2026

**STATE OF TENNESSEE )**
**COUNTY OF SUMNER )**

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for the transfer is $10.00.

**TERESA R. PETERS,** ***Grantee/Affiant***

Subscribed and sworn to before me this 27 day of May 2025.




Abigail Grant
**NOTARY PUBLIC**
My Commission Expires: 5/19/2026

**Tennessee Certification of Electronic Document**

I, James W. Cobb, 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 05/27/2025 (date of document).

Affiant Signature

05/27/2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 27 day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 05/19/2026

NOTARY'S SEAL

