Karen Johnson Davidson County
Batch# 1289870 DEEDQC
06/25/2025 11:06:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250625-0050022

THIS INSTRUMENT PREPARED BY:

Jeffrey Mobley, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Ann L. Stevens
Affiant

Subscribed and sworn to before me, this 24th day of June, 2025.

Notary Public
My Commission Expires: _____

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 12-6-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
C. Turney Stevens, Jr. and/or Alice Stevens, Trustees 2416 McIntyre Court Franklin, TN 37069	SAME	104 05 0 133.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Ann Stevens**, hereinafter called the Grantor, for

the purpose of transferring the Grantor's entire ownership interest in the subject real property to an inter-vivos (living) trust, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **C. Turney Stevens, Jr., and/or Alice Stevens, Trustees of the Turney & Jeanne Stevens Family Trust, established by the Trust Agreement of Jeanne M. Stevens dated December 20, 2012**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 24th day of June, 2025.

Ann Stevens

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ann Stevens, the bargainor, 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.

WITNESS my hand and seal, at office, this 24th day of June, 2025.

My Commission Expires: _____

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Richland Realty Company's Subdivision of Lot No. 328, etc., in Westlawn Subdivision, of record in Book 421, Page 79, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ann Stevens by deed from C. Turney Stevens, Jr., of record under Instrument No. 20030409-0047349, Register's Office for Davidson County, Tennessee.

This is improved property known as 3903 A & B, Murphy Road, Nashville, Tennessee 37209.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 June 24, 2025.

06/25/2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 25th day of June, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

