Karen Johnson Davidson County
Batch# 1289884 DEEDQC
06/25/2025 11:28:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250625-0050040

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

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-30-2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Alice Stevens
Affiant

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

Notary Public

My Commission Expires: _____

Address of New Owners:	Send Tax Bills To:	Map-Parcel Numbers:
Alice Stevens, Trustee 2305 Candlewood Dr. Franklin, TN 37069	SAME	133 16 0 072.00

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, **Alice Stevens**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real

property to a revocable inter-vivos (living) trust established by the Grantor, 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 **Alice Stevens, Trustee of the Alice Stevens Living Trust, established by the Revocable Trust Agreement of Alice Stevens dated June 24, 2025**, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's 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.

Alice Stevens

Alice 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 Alice 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

TRACT I:

BEGINNING at a concrete monument at the southerly most corner of Lot No. 10, Kenilworth Estates, Section 3, of record in Book 2900, page 149, Register's Office; thence with the southerly margin of said Subdivision, South 57°13 East, a distance of 169.7 feet to a point; thence South 48°23' West a distance of 62.03 feet to the northerly margin of Dolphin Drive; thence in a northwesterly direction with a 436.0 feet radius curve to the right a distance of 48.0 feet to a point; thence North 24°34' West a distance of 95.0 feet to a point; thence with a 165.8 foot radius curve to the right a distance of 21.51 feet to the point of beginning, containing 0.11 acres, more or less, as per survey by Turner Engineering Company, October 12,1966.

TRACT II:
Being the westerly part of Reserved Area "B", on ths Plan of Sec. III, Kenilworth Estates, of record in Book 2900, pages 149 and 150, and described as follows:

BEGINNING at a concrete monument at the common rear corner of Lots 5 and 6 in said Subdivision; thence South 43°23' West 84.77 feet to the rear lines of Reserved Area "B"; thence along the rear lines of Reserved Ares "B", North 59°13' West 169.7 feet to a concrete monument at the south corner of Lot 10, of said Subdivision; thence along the southeasterly line of said Lot 10, northeasterly 122.3 feet to a point in the rear line of Lot 8; thence along the rear line of Lot 8, 7 and 6 in a southeasterly direction 144 feet to the point of beginning.

Being the same property conveyed to Alice Stevens by Final Decree Ordering Sale dated January 15, 1981, from John W. Murphree and James H. Brewer of record in Book 5716, page 367, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 0 Tampa Drive, Nashville, TN 37211.

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)

