Karen Johnson Davidson County
Batch# 1289889 DEEDQC
06/25/2025 11:34:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250625-0050048

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--. Alice Stevens Affiant Subscribed and sworn to before me, this 24th day of June, 2025. Notary Public My Commission Expires: _____

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

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Alice Stevens, Trustee 2305 Candlewood Dr. Franklin, TN 37069	SAME	104 05 0 132.00

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

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Richland Realty Company's Subdivision of Lot Nos. 328, etc., in Westlawn Subdivision, of record in Book 421, Page 79, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Alice Stevens by deed from Gardner, Merrick & Associates, LLC, a Tennessee limited liability, of record as Instrument No. 20010309-022518 Register's Office for Davidson County, Tennessee.

This is improved property known as 3905 Murphy Road, Nashville, TN 37205.

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)

