Tax / Parcel Identification Number: 70-8-89.00

THIS INSTRUMENT WAS PREPARED BY:
Taisha Rucker, 4117 Hillsboro Pike 103-121, Nashville, TN 37215

THIS QUITCLAIM DEED, executed this 17th day of June, 2025, by MARY GIBSON STEPHENS, Grantor, with Grantor's tax/mailing address being **803 Youngs LN, Nashville, Tennessee 37207**, to CLIFFORD ANTHONY STEPHENS.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, That the Grantor, for good and valuable consideration and for the sum of Ten NO/100 Dollars ($10) in hand paid, by Grantee, the receipt of which is hereby acknowledged, and for which no lien, express or implied, does or shall exist, does hereby convey unto the Grantee all the right, title interest, lien equity and claim, either in law or in equity, which the Grantor has in and to the following described lot or parcel of land, situated in the City of Nashville, County of Davidson, State of Tennessee, together with all improvements located thereon, subject to all easements, rights-of-way, mineral reservations, mortgages and liens of record and protective covenants, if any, to wit:

EXHIBIT A

Being part of Lot. 4 of Block C on the Map of Haynie's Addition to Free Silver, as of record in Book 161, page 83, Register's Office for said County, described according to a survey made by Hickerson-Miller Engineers dated 8/20/59 as follows:

Beginning at an iron pin in the northerly margin of Youngs Lane, said iron pin being located 138 feet westerly from the center line of Free Silver Street; thence with the northerly margin of said Youngs Lane, North 89 deg. 37' West 90 feet to an iron pin; thence North 8 deg. 00' East 150 feet to a stake; thence South 89 deg. 37' East 90 feet to a stake, said stake being located 152 feet westerly from the center line of said Free Silver Street; thence South 8 deg. 00' West 150 feet to the beginning.

Being the same property conveyed to **Mary G. Stephens, married** by Deed recorded 01/28/04 in deed ~~Book 205, Page 14219~~ (20040205-0014219) in The Register's Office Of Davidson County, Tennessee.

803 YOUNGS LANE, NASHVILLE, TENNESSEE 37207

~~TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.~~

THE PROPERTY BEING CONVEYED:

1. [ ] is not a part of the homestead of Grantor, or
2. [X] is a part of the homestead of Grantor

Karen Johnson Davidson County
Batch # 1295210 DEEDQC
07/08/2025 02:39:03 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20250708-0053709

IN WITNESS WHEREOF, The said Grantor has signed and sealed these presents the day and year first above written.

Mary Stephens
Signature of Grantor

Mary Stephens
Print Name of Grantor

Melannie M. Ballard
Signature of Witness

Melannie M. Ballard
Print Name of Witness

Signature of Witness

Courtney Lewis
Print Name of Witness

Mail after recording to: [ ] Preparer [X] Grantee Send Tax Statements to: Grantee

Preparer: This document, including legal description, prepared/drafted:

[ ] under the supervision of the following Tennessee attorney. OR

[X] by a party to this instrument whose name and address appear below.

Signature: Clifford Stephens

Name: Clifford Stephens

Address: 803 Youngs Lane, Nashville, Tennessee 37207

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Jennifer L. Wicks (notary public), personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that such person (s) executed the within instrument for the purposes therein contained. Mary Gibson Stephens, the within named bargainor(s),

WITNESS my hand and seal, this 27th day of June, 2025

Jennifer L. Wicks
Notary Public (Signature)

Jennifer L. Wicks
Printed Name of Notary

My Commission Expires: 1/11/2026

JENNIFER L. WICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee

COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration or value, whichever is greater for this transfer, is $0.00.

Clifford Stephens

Affiant

Subscribed and sworn to before me this the 27th day of June, 2025

Jennifer L. Wicks

Notary Public

My Commission Expires: 1/11/2026

JENNIFER L. WICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON