Karen Johnson Davidson County
Batch# 1327910 DEEDQC
09/29/2025 02:13:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250929-0077401

THIS INSTRUMENT PREPARED BY:
White & Reasor, PLC (CBRIII)
3102 West End Avenue, Suite 400
Nashville, TN 37203

**ADDRESS NEW OWNER:** **SEND TAX BILLS TO:** **MAP/PARCEL NOS.:**
Mr. and Mrs. Donald W. Stephenson New Owner 13500022700
2241 Smith Springs Road
Nashville, TN 37217

# QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, DONALD W. STEPHENSON, also known as Wayne Stephenson ("Grantor"), does hereby quitclaim, transfer, and convey unto DONALD W. STEPHENSON and wife, DELORIS COE STEPHENSON, formerly known as Deloris Ann Coe, as tenants by the entirety, their heirs and assigns, all of Grantor's right, title and interest in and to certain real property in the State of Tennessee, County of Davidson, more particularly described in Exhibit A which is attached hereto and incorporated herein by reference.

This is improved property known as 2253 Smith Springs Road, Nashville, Tennessee 37217.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration actually received for this conveyance as provided in T.C.A. §67-4-409 is $0.00.

Charles B. Reasor III
AFFIANT

SUBSCRIBED and sworn to before me this 26th day of Sept., 2025.

Jan Minshall
NOTARY PUBLIC

MY COMMISSION EXPIRES:
11-3-25

JAN MINSHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on this the 26 day of September, 2025.

GRANTOR:

Donald W. Stephenson
DONALD W. STEPHENSON, also known as Wayne Stephenson

Wayne Stephenson
WAYNE STEPHENSON

[Acknowledgment on following page.]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Brad McLean, a Notary Public in and for said State and County, the within named DONALD W. STEPHENSON, also known as Wayne Stephenson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 26 day of September, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
1-24-2028

BRAD R. McLEAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Jan. 24, 2028

EXHIBIT A

LAND in the Second Civil District of Davidson County, Tennessee:

Beginning at an iron pin in the southerly margin of Smith Springs Road the aforesaid iron pin located 12 feet east of the northeast corner of the old J. H. Myers Farm now called William Bloodworth Farm and beginning at aforesaid iron pin and continuing easterly along the southerly margin of Smith Springs Road 50 feet to an iron pin in the southerly margin of said road; thence southerly 135 feet to an iron pin; thence westerly 50 feet to an iron pin; thence northerly 135 feet more or less to the point of beginning.

Being the same property conveyed to Donald W. Stephenson, also known as Wayne Stephenson by quitclaim deed from Rosa R. Stephenson of record as Instrument No. 20220502-0050431, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Charles B. Reasor III, do hereby make oath that I am a **licensed attorney** and the custodian of the electronic version of the attached document tended for registration herewith and that this is a true and correct copy of the original document executed on September 26, 2025, and authenticated according to law.

Dated this 29th day of September, 2025.

Charles B. Reasor III

State of Tennessee
County of Davidson

Personally appeared before me, Jan Minshall, a notary public for this county and state, Charles B. Reasor III, a **licensed attorney**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on the 29th day of September, 2025.

Jan Minshall
Notary's Signature

My Commission Expires: 11-3-25

JAN MINSHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY