Karen Johnson Davidson County
Batch# 1327911 DEEDQC
09/29/2025 02:14:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250929-0077402

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

ADDRESS NEW OWNER:
Mr. and Mrs. Donald W. Stephenson
2241 Smith Springs Road
Nashville, TN 37217

SEND TAX BILLS TO:
New Owner

MAP/PARCEL NOS.:
13500022600

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 2257 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 24th **day of** Sept., 2025.

Jan Minshall
NOTARY PUBLIC

JAN MINSHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
11-3-25

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on this the 24 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:
1-24-2029

BRAD R. McLEAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Jan. 24, 2029

EXHIBIT A

LAND in Davidson County, Tennessee:

Beginning at a point 420 feet south of Smith Springs Road, said point also being the southwest corner of the Owens lot, running thence southerly with Myrick's line 462 feet to a corner in Myrick's line; thence easterly with Myrick's line 338 feet to a point; thence northerly 15 feet to a point, which point is also the northwesterly corner of the Johnson property; thence east with Johnson's line 650 feet to a point; thence northerly 583 feet to a point, which is also the southeasterly corner of the Bloodworth lot; thence westerly with the rear lines of Bloodworth, Gardner, Summers and Owens 921 feet to the point of beginning, consisting of approximately eleven (11) acres, and being a portion of the same property conveyed to Gardner by deed from King, of record in Book 1115, page 216, Register's Office for Davidson County, Tennessee ("RODC").

AND

Land in the 2nd Civil District of said county. Beginning at a stake in J. H. Myers tract in south margin of Smith Springs Road, running south with Myers and Gardner lines 1003 feet, more or less, to a stake; thence east 804 feet to Andrew Johnson line; thence North 992 feet to south margin of Smith Springs Road; thence with said Road west 138 feet to Graveyard; thence south with said Graveyard 233 feet; thence west 362 feet to Givin's southwest corner; thence north with Givin's line 89.6 feet to Hall's southeast corner; thence 210 feet with Hall's south line to the southwest corner of Hall's lot; thence north with Hall's west line 210 feet to margin of Smith Springs Road; thence west with said road 201 feet 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. 20220502-0050432, RODC.

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