Karen Johnson Davidson County
Batch# 1329625 DEEDQC
10/02/2025 02:24:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251002-0078670

PREPARED BY:

Eric J. Scott, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

William A Stevens, III

AFFIANT

Subscribed and sworn to before me on this day, October 2, 2025.

ROBERT ERIC HAZARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires FEB. 28, 2026

Notary Public

My Commission Expires: _____

New Owner Address:
Stevens Family Trust
1509 Paris Avenue
Nashville, TN 37212

Send Tax Bills To:
Same

Map-Parcel Number:
117-04 273.00

QUITCLAIM DEED

William A. Stevens and wife, Lauren M. Stevens (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Stevens Family Trust, dated October 2, 2025** ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **October 2, 2025**.

William A. Stevens

Lauren M. Stevens

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **William A. Stevens III and Lauren M. Stevens**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, October 2, 2025.

Notary Public

My Commission Expires



EXHIBIT A

Land in Davidson County, Tennessee, being Lot number 62 and the westerly 12.5 feet of Lot number 63 on the Plan of Victoria Place, of record in Book 332, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to William A. Stevens and wife, Lauren M. Stevens, from Robert Brady Fry and wife, Shanna Fry, by deed of record in Instrument No. 20080716-0072944, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 1509 Paris Avenue, Nashville, TN 37212.

CERTIFICATE OF AUTHENTICITY

I, Eric J. Scott, Esq., do hereby make oath that I am a licensed attorney and 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 October 2, 2025.

Affiant Signature

10/2/25

Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, October 2, 2025.

Notary Public

My Commission Expires:

ROBERT J. HAZARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires FEB 28, 2026