QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1331592 DEEDQC
10/08/2025 08 34 12 AM 2 pgs
Fees $12 00 Taxes $0 00

20251008-0080178

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF SEPTEMBER, 2025

Notary Public

MY COMMISSION EXPIRES 4-19-27
(AFFIX SEAL)

RUFFIN CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

The Law Office of S Ruffin Craig, Jr., PLLC
750 Old Hickory Blvd.
Bldg. Two, Suite 150
Brentwood, Tennessee 37027

This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James Anthony Stephany, Trustee of the James Stephany Revocable Trust	New Owner	83-8-222
(NAME)	(NAME)	
1021 Preston Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0 00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **James Anthony Stephany, ("Grantor")**, does hereby release, quit claim and convey unto **James Anthony Stephany, Trustee of the James Stephany Revocable Trust U/A dated September 25, 2025, ("Grantee")**, all of Grantor's interest in and to a certain tract or parcel of real estate located in Davidson County, Tennessee, described as follows to wit.

Being Lot No 66-A as shown on the Plan of the Resubdivision of Lot No 66 of Rosewood Heights, Section II as of record in Plat Book 3842, page 46, Register's Office for Davidson County, Tennessee, to which plat reference is being made for a more complete legal description

Being the same property conveyed to James Anthony Stephany by deed from Sylvia Vanessa McKinney, both unmarried, of record in Book 8052, page 129, Register's Office for Davidson County, Tennessee

This is improved property known as 1019-1021 Preston Drive, Nashville, TN 37206

The legal description contained herein is the same as that contained in the previous deed of record

WITNESS MY HAND this 25 day of September, 2025.

James Anthony Stephany

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25 day of September, 2025, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James Anthony Stephany**, to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed

Notary Public

Commission expires 4.19.27

RUFFIN CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON