QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1335327 DEEDQC
10/17/2025 09:40:08 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251017-0082836

Prepared by: Tara Stevens
Return to: 511 Yokley Dr, Nashville, TN 37207

THIS DEED, made this 17th day of October, **2025**, by and between **David Stevens and Tara Stevens**, of Davidson County, Tennessee (hereinafter the "Grantors"), and **6A Fern Ave LLC**, a Tennessee limited liability company, whose mailing address is 511 Yokley Dr, Nashville, TN 37207 (hereinafter the "Grantee").

WITNESSETH:

That for and in consideration of the sum of **Ten Dollars ($10.00)** and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantors do hereby remise, release, and forever quitclaim unto the Grantee, its successors and assigns, all the right, title, and interest which the Grantors have in and to the following described real property situated in **Davidson County, Tennessee**, to wit:

See attached Exhibit A for full legal description.

Being the same property conveyed to Grantors by deed of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this 17th day of October, **2025.**

Grantors:

David Stevens

Tara Stevens

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0, Affiant
Subscribed and sworn before me this the
17 Day of October, 2025.
, Deputy Register

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared **David Stevens** and **Tara Stevens**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 17th day of October, **2025.**

Mary E Butler Notary Public
My Commission Expires: April 12, 2027
(Seal)

MARY E BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A – LEGAL DESCRIPTION

A CERTAIN UNIT LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 6A OF HOMES AT 6A FERN AVENUE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, ESTABLISHED PURSUANT TO THE PROVISIONS OF THE TENNESSEE HORIZONTAL PROPERTY ACT, AS THE NAME IS SET OUT IN SECTION 66-27-101, ET SEQ. OF THE TENNESSEE CODE ANNOTATED, UNDER THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS ESTABLISHING HOMES AT 6A FERN AVENUE, A HORIZONTAL PROPERTY REGIME OF RECORD IN INSTRUMENT NUMBER 20160624-0112220, AS AMENDED IN INSTRUMENT NUMBER 20170428-0040296, AND IN INSTRUMENT NUMBER 20170518-0049424, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, AND ALL EASEMENTS, RIGHTS, AND INTEREST IN FAVOR OF OTHER UNIT OWNERS, AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE, AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH, OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREBY; SAID UNIT BEING DEPICTED ON THE "EXHIBIT B" TO THE SAME AMENDMENT OF RECORD IN INSTRUMENT NUMBER 20170518-0049424; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PERCENTAGE AS SET FORTH IN SAID DECLARATION.

Assessor's Parcel No.: 071 14 04 001.00
Property Address: 6A Fern Avenue, Nashville, TN 37207

BEING THE SAME PROPERTY CONVEYED FROM 6A FERN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY TO DAVID & TARA STEVENS, BY QUITCLAIM DEED DATED 09/15/2025, RECORDED 09/15/2025, DEED INSTRUMENT NO. 20250915-0073190, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

ADDRESS OF NEW OWNERS:

6A FERN AVE LLC

511 YOKLEY AVE

NASHVILLE, TN. 37055

SEND TAX BILLS TO: SAME