Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Nancy C. Stephens Revocable Trust dated December 15, 2025 4400 Belmont Park Terrace Unit 221 Nashville, TN 37215	**131 03 0C 221.00**	**Same**
This instrument prepared by: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **NANCY C. STEPHENS** (the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to the **NANCY C. STEPHENS REVOCABLE TRUST DATED December 15, 2025,** (the "Grantee"), Grantee's successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **4400 Belmont Park Terrace, Unit 221, Nashville, TN 37215**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 15th day of December, 2025.

Notary Public
My Commission Expires: 06/24/2027

KATIE CEDENITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson
Batch # 1359914
12/18/2025 03:42:02 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20251218-0100812

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 15th day of December, 2025.

Nancy C Stephens

NANCY C. STEPHENS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **NANCY C. STEPHENS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 15th day of December, 2025.

Notary Public

My Commission Expires:
06/20/2027

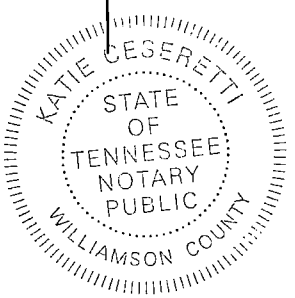


EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Unit No. 221 on the Plan of SECTION NINE, ARDEN PLACE of record in Plat Book 5210, Page 73, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to NANCY C. STEPHENS, by deed of record as Instrument Number 20250813-0064368, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION NINE, ARDEN PLACE, as recorded in Plat Book 5210, Page(s) 73.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GEO W. BLAIR'S REVISEI SUBDIVISION OF MONT PARK PLACE, as recorded in Plat Book 421, Page(s) 118 and 119.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 4754, Page 455 as supplemented in Book 5351, Page 592 and as amended in Instrument No(s). 20070816-0098235, 20140801-0069316, 20171017-0106296 and 20211229-0171164.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4628, Page 473.
* Charter for Arden Place Home Owners Association, Inc. recorded as Book 4749, Page 634.
* Declaration of Boundary Line recorded in Book 8813, Page 398.
* Any and all existing easements and restrictions as shown of record not stated herein