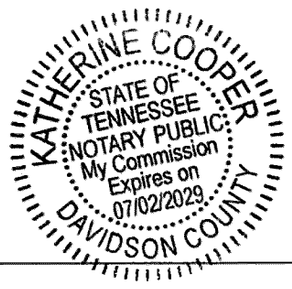
Karen Johnson Davidson County
Batch# 1365966 DEEDQC
01/06/2026 08:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260106-0000628

QUITCLAIM DEED



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 me on 12/29/2025.

NOTARY PUBLIC

My Commission Expires: 07/02/29

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP – PARCEL #
Nicholas Dial 2002 Gildridge Dr. Unit 301 Nashville, TN 37221	NEW OWNER	169 03 0B 007.00

KNOW ALL MEN BY THESE PRESENTS that Stephens Valley West, LLC, a Tennessee Limited Liability Company, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and does hereby convey, remise, release and forever quitclaim unto Nicholas Dial, an unmarried man, his successors and assigns, its entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit 1301 of STEPHENS VALLEY WEST CONDOMINIUMS, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing STEPHENS VALLEY WEST CONDOMINIUMS, a Horizontal Property Regime, of record in Instrument No. 20230628- 0049217, as amended in Instrument Nos. 20230920-0074096 and 20231009-0079104, in the Register's Office of Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Stephens Valley West, LLC, a Tennessee Limited Liability Company, by Warranty Deed from J. Gregory Hardeman, Executor of The Estate of W.E. Stephens, Jr. (as to Parcel 2) and Equitable Trust Company, Trustee of the Stephens Christian Trust (as to Parcel 1), of record in Instrument No. 20200204-0012662, in the Register's Office of Davidson County, Tennessee dated January 31, 2020 and recorded February 04, 2020.

This is improved property known as 2002 Gildridge Dr. Unit 301, Nashville, TN 37221.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands on 12/29/2025.

Stephens Valley West, LLC,
a Tennessee Limited Liability Company

By: Donald F. Rochford, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Donald F. Rochford, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Sole Member of Stephens Valley West, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing for Stephens Valley West, LLC, a Tennessee Limited Liability Company, by himself as the Sole Member.

Witness my hand and official seal on 12/29/2025.

Katherine Cooper
NOTARY PUBLIC

My Commission Expires: 07/02/29



CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and correct copy of the original document executed and authenticated according to law on 12/29/2025.

John Cobb Rochford

Date: 12/29/2025

State of Tennessee

County of Davidson

Personally appeared before me, Brooke Bellamy, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 12/29/2025.

BROOKE BELLAMY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/03/2029
DAVIDSON COUNTY

NOTARY PUBLIC

COMMISSION EXPIRES: 9/3/29