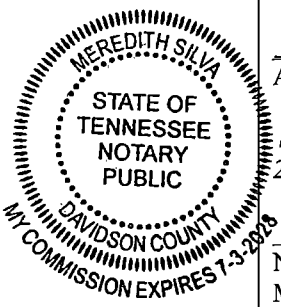
QUIT CLAIM DEED

Karen Johnson
Batch # 1367951
01/09/2026 01:05:28 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260109-0002229



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $0.00.

Affiant

Subscribed and sworn before me this 12th day of December, 2025.

Notary Public
My commission expires: July 3, 2028
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Meredith Silva of Silva Law, LLC, Attorney, 901 Woodland St., Ste. 104, Nashville, Tennessee 37206

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Stephanie L. Bounds, Trustee of the Stephanie L. Bounds Living Trust, dated December 12, 2025. 1424 B. Huffine St. Nashville, Tennessee 37216	Same	72-11-1H-002.00-CO

THIS CONVEYANCE is made and entered into on this 12th day of December, 2025, between **STEPHANIE BOUNDS,** a single woman, (hereinafter "Grantor") and **STEPHANIE L. BOUNDS, TRUSTEE OF THE STEPHANIE L. BOUNDS LIVING TRUST, DATED DECEMBER 12, 2025,** (hereinafter "Grantee").

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's beneficiaries and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit:

Land in Davidson County, Tennessee, being Unit 2, as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions, and Restrictions for 1424 HUFFINE STREET TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, which is a planned unit development, of record as Instrument No. 20171214-0127437, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to AK Development, LLC, a Tennessee limited liability company, by Warranty Deed from Benda J. Allen, single, dated August 16, 2016, and recorded August 16, 2016 in Instrument No. 20160816-0085536,

Being part of the same property conveyed to Stephanie Bounds, a single woman, by Warranty deed, from AK Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20190918-0094361, Register's Office for Davidson County, Tennessee, dated September 13, 2019, and recorded on September 18, 2019.

This is improved property known as: 1424 B Huffine St., Nashville, Tennessee 37216.

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal the day and year first above written.

STEPHANIE BOUNDS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **STEPHANIE BOUNDS** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 12th day of December 2025.

MEREDITH SILVA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2028

Meredith, Silva Notary Public
My Commission Expires: July 3, 2028