Karen Johnson
Batch # 1373486
01/30/2026 10:06:14 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260130-0006532

**THIS DOCUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND FROM INFORMATION PROVIDED BY THE PARTIES.**

# QUITCLAIM DEED

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL: |
|---|---|---|
| *Timothy Joe Stephens and* | *Timothy Joe Stephens and* | *133 07 0 260.00* |
| *Reco T. Stephens* | *Reco T. Stephens* | |
| *195 Woodson Lane* | *195 Woodson Lane* | |
| *Nashville, TN 37211* | *Nashville, TN 37211* | |

This instrument made and entered into on this the 27th day of January, 2026, by and between ***Timothy J. Stephens and Reco T. Stephens, as tenants in common with right of survivorship***, First Party; and ***Timothy Joe Stephens and Reco T. Stephens, as joint tenants with right of survivorship***, Second Party:

***WITNESSETH***

That for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the First Party conveys and quitclaims unto the Second Party, their successors and assigns, all their right, title, and interest in and to the hereinafter described real property located in a certain tract or parcel of land in Davidson County, State of Tennessee, and more particularly described as follows:

Being Lot No. 59 on the Plan of Parma Heights Subdivision of record in Plat Book 2133, Page 23, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

**SOURCE OF DESCRIPTION**: Previous and last conveyance.

**PREVIOUS AND LAST CONVEYANCE** being 1) a Deed from David Collins Green, unmarried, to Timothy J. Stephens, of record in Instrument Number 20210621-0083114, Register's Office of Davidson County, Tennessee; and 2) a Quitclaim Deed from Timothy J. Stephens to Timothy J. Stephens and Reco T. Stephens, as tenants in common with right of survivorship, of record in Instrument Number 20220707-0078449, Register's Office of Davidson County, Tennessee.

**This property is commonly known as 195 Woodson Lane, Nashville, Tennessee.**

This property is subject to all Government rules and regulations and all public utility and private easements and rights-of-way, whether shown of record or ascertainable by a visual inspection of the premises. This conveyance is further made subject to any and all

restrictions and encumbrances as may be shown of record in the county office of the Register of Deeds where the real property is situated.

This property has not been surveyed for this conveyance, and the description herein is being taken from the previous and last deed of record. Preparer of this instrument accepts no responsibility and/or liability for the accuracy of acreage, boundaries, or other such matters that would be disclosed by an accurate survey.

***IN TESTIMONY WHEREOF***, the First Party has hereunto set their signatures, this day and date first above written.

**Timothy J. Stephens**

**Reco T. Stephens**

***STATE OF TENNESSEE***
***COUNTY OF PUTNAM***

***PERSONALLY APPEARED*** before me, the undersigned, a Notary Public in and for said County and State, ***Timothy J. Stephens***, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

***WITNESS MY HAND*** and official seal at office, this 27th day of January, 2026.

HOPE BLEVINS
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

NOTARY PUBLIC
My Commission Expires: 10/25/28

***STATE OF TENNESSEE***
***COUNTY OF*** Davidson

***PERSONALLY APPEARED*** before me, the undersigned, a Notary Public in and for said County and State, ***Reco T. Stephens***, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

***WITNESS MY HAND*** and official seal at office, this 28 day of January, 2026.




NOTARY PUBLIC
My Commission Expires: 11/5/29

***STATE OF TENNESSEE***
***COUNTY OF PUTNAM***

The actual consideration for this transfer is $0.00.

Affiant:

Subscribed and sworn to before me, on the 27th day of January 2026.




NOTARY PUBLIC
My Commission Expires: 10/25/28