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, Trustee of The Timothy Joe Stephens Revocable Living Trust dated January 27, 2026	*Timothy Joe Stephens and Peggy Lynn Stephens 3742 Tibbs Drive Nashville, TN 37211*	*133 10 0 021.00 & 133 10 0 022.00*
and		
Peggy Lynn Stephens, Trustee of The Peggy Lynn Stephens Revocable Living Trust dated January 27, 2026 3742 Tibbs Drive Nashville, TN 37211		

Karen Johnson Davidson County
Batch # 1377250 DEEDQC
02/09/2026 09:02:12 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260209-0009053

This instrument made and entered into on this the 27th day of January, 2026, by and between ***Timothy J. Stephens and wife, Peggy L. Stephens***, First Party; and ***Timothy Joe Stephens, Trustee of The Timothy Joe Stephens Revocable Living Trust dated January 27, 2026, and Peggy Lynn Stephens, Trustee of The Peggy Lynn Stephens Revocable Living Trust dated January 27, 2026***, 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, its 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, ***retaining, however, the immunity of tenants by the entirety property as provided by T.C.A. §35-15-510***:

Land in Davidson County, Tennessee, being Lot No. 9 on the plan of Leonard Heights, Section 2, of record in Book 2330, page 126, Register's Office for said County.

Beginning at a point in the northerly margin of Grubbs Road, said point being the common corner of said reserved tract; thence northwardly 100.00 feet to a point; thence westwardly 187.00 feet, more or less, to the easterly margin of Tibbs Drive; thence with the easterly margin of Tibbs Drive; southwardly 80.2 feet to the beginning of a curve; thence around said curve which has a radius of 25 feet to the left 39.69 feet to the northerly margin of Grubbs Road; thence with the northerly margin of said Grubbs Road; easterly 159.7 feet to

the point of beginning.

This conveyance is made subject to the matters set forth on said plan of record.

SOURCE OF DESCRIPTION: Previous and last conveyance.

PREVIOUS AND LAST CONVEYANCE being a Warranty Deed from Joseph F. Baseman and wife, Debbie D. Baseman, to Timothy J. Stephens and wife, Peggy L. Stephens, of record in Book 8501, Page 237, Register's Office of Davidson County, Tennessee.

This property is commonly known as 3742 Tibbs Drive & Tibbs Drive, 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

Timothy J. Stephens

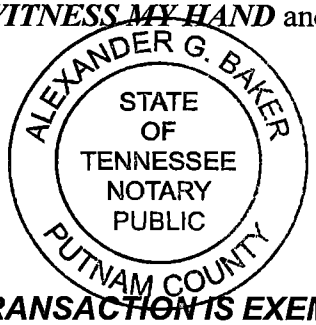
Peggy L. Stephens

Peggy L. 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*** *and* ***Peggy L. Stephens***, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

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



NOTARY PUBLIC
My Commission Expires: 10/24/29

THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO T.C.A. §67-4-409(a)(1)(C)(vi) BECAUSE IT IS A TRANSFER TO A REVOCABLE LIVING TRUST.