Karen Johnson
Batch # 1405812
04/15/2026 10:55:00 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20260415-0030758

THIS INSTRUMENT PREPARED BY:
KARA A. WEISS
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South, Suite 1700
Nashville, Tennessee 37201
(615) 341-0070

STATE OF TENNESSEE)
COUNTY OF Davidson)

The undersigned, after being duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Final Decree of Divorce and Marital Dissolution Agreement in that certain case styled **ABBY CHRISTINE STEPHENS vs. JESSE EVERETT NEWKIRK** in the Third Circuit Court for Davidson County, Tennessee, at Nashville, Docket No. 23D-1641, and that there was no consideration given for the transfer.

Affiant

MARISSA MOSES ROSS
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 3, 2028
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this 15th day of April, 2026.

Notary Public

My commission expires: 7/3/28

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Abby Christine Stephens 719 Cantrell Avenue Nashville, TN 37025	SAME	11705000100

QUITCLAIM DEED

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(E) and is executed in accordance with the terms and conditions of the Final Decree of Divorce and Marital Dissolution Agreement executed in that certain case styled **ABBY CHRISTINE STEPHENS v. JESSE EVERETT NEWKIRK, Third Circuit Court for Davidson County, Tennessee, at Nashville, Docket No. 23D-1641**. Accordingly, **JESSE EVERETT NEWKIRK** ("Grantor"), hereby

releases, remises, quitclaims and gives unto **ABBY CHRISTINE STEPHENS** ("Grantee"), her heirs, successors, and assigns, all of his right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described in Exhibit A attached hereto.

The legal description was obtained from prior deed of record.

The subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as 719 Cantrell Avenue, Nashville, TN 37205.

WITNESS my hand this 15 day of April, 2026.

GRANTOR:

Jesse Everett Newkirk

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JESSE EVERETT NEWKIRK,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 15th day of April, 2026.

Notary Public

My Commission Expires: 07-03-2028

CHRISTENAH A. HAEFNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being the south 80 feet of Lot No. 4 in Block K, in the Plan of W. M. Cantrell's Subdivision, as of record in Book 332, page 85, Register's Office for Davidson County, Tennessee.

Said south 80 feet of Lot 4 in Block K fronts 80 feet on the westerly side of Cantrell Avenue and runs back 221 feet 3 inches to an alley on which alley the lot measures 80 feet.

Being the same property conveyed to Glenn H. Duncan and wife, Dorothy Garrett Duncan, by deed dated June 26, 1939, from Clark B. Rollins and wife, Emma L. Rollins, of record in Book 1092, page 173, Register's Office for Davidson County, Tennessee. Glenn H. Duncan predeceased Dorothy Garrett Duncan, who died on May 13, 2003. The estate of Dorothy Garrett Duncan was administered as a small estate under Docket No. 04P-875, Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Her heirs at law being the same persons as the devisees named in an unprobated Last Will and Testament are her three daughters, Peggy Duncan Mathes (one and the same person as Peggy Duncan Mathes Ioannides), Katherine Duncan Stephens and Dorothy Duncan Smith.

Affidavit of Heirship stating the Dorothy Nan Duncan Smith, Katherine Garrett Duncan Stephens and Peggy Glenn Duncan Mathes are the only three children of Dorothy Garrett Duncan, thus the sole heirs at law of Dorothy Garrett Duncan of record in Instr. No. 20170120-0006564, Register's Office for Davidson County, Tennessee. As corrected by Scrivener's Affidavit of record in Instr. No. 20170404-0032929, said Register's Office.

Further, Dorothy Duncan Smith has Quitclaimed her interest to said property to Peggy Duncan Mathes and Katherine Duncan Stephens of record in Instr. No. 20090731-0071984, said Register's Office.

NOTE: Katherine Garrett Duncan Stephens is one and the same person as Katherine Duncan Stephens and Peggy Glenn Duncan Mathes Glenn Duncan Mathes is one and the same person as Peggy Duncan Mathes.

NOTE: This is not the primary residence of the Grantors.

Being the same property conveyed to Abby Christine Stephens and Jesse Everett Newkirk, wife and husband, by Warranty Deed dated March 31, 2017, from Peggy Duncan Mathes, a single person and Katherine Duncan Stephens, appearing of record in Instrument No. 20170404-0032931 in the Register's Office for Davidson County, Tennessee.