Karen Johnson Davidson County
Batch# 1445865 DEEDQC
07/14/2026 10:46:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260714-0063383

THIS DOCUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is NONE. Virginia Stephens Affiant Subscribed and sworn to before me, this 10th day of July, 2026. Notary Public My Commission Expires:

ALICE M. BOHANNON
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

JEFFREY MOBLEY
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-12-2030

Address new owner:	Send Tax Bills to:	Map-Parcel Numbers
John Preston & Virginia Stephens, JTWROS 903 West Douglas Avenue Nashville, TN 37206	SAME	Map 072130 Parcel 263.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that Virginia Stephens and John Preston (the "Grantors"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and love and affection, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby release, remise and quitclaim unto Virginia Stephens

and John Preston, as tenants-in-common with rights of survivorship (the "Grantees"), all of the right, title and interest of the Grantors in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 10th day of July, 2026.

Virginia Stephens

Virginia Stephens

John W. Preston

John Preston

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Virginia Stephens and John Preston, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of July, 2026.

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-12-2030

Notary Public

My Commission Expires:

EXHIBIT A

Legal Descriptions

Land lying in Davidson County, Tennessee, more particularly described as follows:

> Being Lot No. 224 on the Plan of Trevecca Subdivision of Renraw, as of record in Plat Book 421, Pages 72-73, Register's Office of said County. Said Lot No. 224 fronts 50 feet on the Northerly side of West Douglas Avenue and runs back 265 feet on the Westerly line and 265.7 feet on the Easterly line to an alley on which it measures 50 feet thereon.

Being the same property conveyed to Virginia Stephens and John Preston, as tenants in common, by deed from Mildred V. Preston, of record as Instrument No. 20110218-0013736, Register's Office for Davidson County, Tennessee.

This is improved property known as 903 West Douglas Avenue, Nashville, TN 37206.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 exact copy of the original document executed and authenticated according to law on July 10, 2026.

07/14/26
Date

Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 14th day of July, 2026.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

