Karen Johnson Davidson County
Batch # 1452749 DEEDQC
07/30/2026 12:37:42 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260730-0070284

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF July 2026.

Notary Public

MY COMMISSION EXPIRES: 1/22/2030

(AFFIX SEAL)

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2030

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE STEVENS FAMILY TRUST	**SAME**	**137 04 0B 041.00**
(NAME) **2537 Arbor Pointe Cove**	(NAME)	
(ADDRESS) **Nashville, TN 37076**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, we, **Craig T. Stevens, and Allison Leigh Stevens, husband and wife,** hereinafter called the Grantors, by these presents do hereby transfer and convey unto **Craig Stevens and Allison Stevens, Trustees of THE STEVENS FAMILY TRUST, dtd 11/25/2020,** established by **The Trust Agreement of THE STEVENS FAMILY TRUST, dtd 11/25/2020**, as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantees, and the grantees' successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot(s) 41, as shown on the map entitled Final Platon ARBOR CREST SUBDIVISION, of record in Instrument No. 20071129-0138522, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to James Joseph Hughes and Tammie Renae Hughes, husband and wife, by Warranty Deed from Patrick K. Ferguson and Kathryn D. Risinger, Husband and Wife, of record in Instrument No. 20200928-0111331, in the Register's Office of Davidson County, Tennessee, dated September 25,2020, and recorded on September 28,2020.

Further being the same property conveyed to Craig T. Stevens and Allison Leigh Stevens, Husband and wife, from James Joseph Huges and Tammie Renae Huges, husband and wife, by Warranty Deed dated September 16, 2024, of record in Instrument No. 20240919-0072706, Register's Office for Davidson County, Tennessee.

The said Craig T. Stevens and Craig Stevens are one in the same for purposes of this transaction. Further, the said Allison Leigh Stevens and Allison Stevens are one in the same person for purposes of this transaction.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

Said previous conveyance included for reference.

Unimproved ( )
This is improved (X) property, known as: **2537 Arbor Pointe Cove, Nashville, TN 37076.**

Witness our hands, this the 27th day of July, 2026.

Craig T. Stevens

Allison Leigh Stevens

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Craig T. Stevens** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 27th day of July, **2026.**

My Commission Expires: 1/22/2030

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Allison Leigh Stevens** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 27th day of July, **2026.**

My Commission Expires: 1/22/2030

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

Notary Public