Karen Johnson Davidson County
Batch# 1461912 DEEDQC
08/19/2026 11:19:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260819-0077134

This Instrument Prepared by:
**Avery Alsup**, BPR#43347
**Vasek & Robbins, PLLC**
103 West Main Street
Lebanon, TN 37087
(615) 549-8909

**THIS INSTRUMENT DOES NOT CONSTITUTE A WARRANTY OF TITLE, COVENANTS, DESCRIPTIONS OR ANY OTHER INFORMATION CONTAINED THEREIN. THIS DOCUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES NAMED HEREIN AND WITHOUT A TITLE SEARCH.**

---

| New Owner: | Send Tax Bills to: | Map-Parcel #'s: |
|---|---|---|
| Debbie Key | New Owner | Ctrl Map: 108 |
| 103 Woodcraft Court | | Group: 15 |
| Nashville, TN 37214 | | Parcel : 046.00 |

---

## QUITCLAIM DEED

This Quitclaim Deed is made this 21 day of July 2026, by Eileen Phillips , Grantor, of the City of Nashville, County of Davidson, State of Tennessee, to **Debbie Key,** Grantee, of the City of Nashville, County of Davidson, State of Tennessee.

Grantor, for and in consideration of Ten Dollars ($10.00) cash in hand and other good and valuable considerations paid by Grantee, receipt of which is hereby acknowledged, has bargained and sold, and do hereby transfers, conveys, remises, releases, and forever quitclaims unto **Debbie Key**, all of her right, title, and interest in and to the following described real property located in Davidson County, Tennessee, and more fully described in the description attached hereto and incorporated herein as **Exhibit "A"**. This is improved property commonly known as 103 Woodcraft Court, Nashville, Tennessee 37214.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

In witness, Grantor has executed this deed on the date first written above.

Eileen Phillips

**Eileen Phillips, Grantor**

**STATE OF ~~TENNESSEE~~** Wisconsin
**COUNTY OF** Eau Claire

Personally appeared before me, the undersigned authority, a notary public in and for the state and county above, **Eileen Phillips**, with whom I am personally acquainted, or who proved to me his identity upon satisfactory evidence, and who ~~acknowledged~~ that he executed this instrument for the purposes contained therein.

Bryana M. Repaal

Notary Public

My commission expires 07/23/2028

BRYANA M. REPAAL NOTARY PUBLIC STATE OF WISCONSIN

The actual consideration or value for this transfer is nonmonetary.

Eileen Phillips

**Affiant**

Sworn to and subscribed before me this 31 day of July 2026.

Jennifer B. Weber

Notary Public

My commission expires 11/16/2028

JENNIFER B. WEBER NOTARY PUBLIC STATE OF WISCONSIN

Eau Claire, WI

**Exhibit A — Property Description**

Land in Davidson County, Tennessee, being Lot No. 186B, as shown on the map entitled Percy Priest Woods, Section 4, Zone Lot Division of Lots 181 thru 188, of record in Plat Book 6900, page 32, Register's Office for Davidson County, Tennessee, and also shown as part of Lot 186 on the Final Plat, Section Four, Percy Priest Woods Subdivision, of record in Book 6250, page 356, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Subject to the Affidavit of Heirship dated July 13, 2026, of record in Instrument No. 20260813-0075086, Register's Office for Davidson County, Tennessee, and the Affidavit of Heirship dated July 29, 2026 of record in Instrument No. 20260813-0075085, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Dorothy M. Stevens, a single woman, by Warranty Deed from Raymond Stevens, III and Jennifer Stevens dated August 17, 2017, of record in Instrument No. 20170906-0091510, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Raymond R. Stevens and wife, Kathleen Stevens by Warranty Deed from Henriette Schubert, Ulrich Mosig, Konrad Mosig, Friederike Urban, Sophie Mosig and Johanna Mosig dated August 26, 2003 of record in Instrument No. 20031010-0150738, said Register's Office. Kathleen Stevens died on July 15, 2005, leaving Raymond R. Stevens as sole surviving Tenant by the Entirety. Raymond R. Stevens aka Raymond R. Stevens, Jr. died on May 29, 2013. Raymond Stevens, III and Jennifer Stevens are the devisees under the Will of Raymond R. Stevens, Jr., probated under Docket No. 17P1113, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Mark V. Oddo, the Executor of the Estate of Raymond R. Stevens, Jr., joins in this conveyance to convey any interest of the Estate of Raymond R. Stevens, Jr.

This is improved property known as 103 Woodcraft Court, Nashville, TN 37214.

## Certificate of Authenticity

I, AVERY ALSUP, 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 31, 2026.

Affiant Signature

8-13-26
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 13th day of August, 2026.

Notary's Signature

My Commission Expires: 5-14-29
Date

Notary's Seal (if on paper)

