Karen Johnson Davidson County
Batch# 1468874 DEEDQC
09/04/2026 12:54:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260904-0082558

Davidson County, Tennessee

TENNESSEE QUITCLAIM DEED
TITLE NOT EXAMINED

OWNER/RESPONSIBLE TAXPAYER:	THIS INSTRUMENT PREPARED BY:	Parcel ID:
Brittany Hammond Stephens 3825 Grant Ridge Ln, Antioch, TN 37013	Sawyer & Associates, LLC, 252 Latitude Lane, Suite 102, Lake Wylie, SC 29710	173160A05200CO

Mail/Box to: Sawyer & Associates, LLC, 252 Latitude Lane, Suite 102, Lake Wylie, SC 29710

QUITCLAIM DEED

THIS INSTRUMENT is made and entered into as of the 26 day of August, 2026, by Marcus Lamar Stephens, II (hereinafter "Grantor"), and Brittany Hammond Stephens (hereinafter "Grantee").

THIS DEED made on 26 August, 2026, by and between

GRANTOR	GRANTEE
Marcus Lamar Stephens, II, Grantor,	Brittany Hammond Stephens, Grantee ADDRESS: 3825 Grant Ridge Lane, Antioch, TN 37013

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for valuable consideration of $0.00, paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does hereby bargain, sell, release, quit claim and convey unto the Grantee all of their right, title and interest in that certain lot, parcel of land or condominium unit situated in or near Davidson County, Tennessee, and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein

All or a portion of the property herein conveyed _X_ includes or _____ does not include the primary residence of the Grantor.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Marcus Lamar Stephens, II, Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, the undersigned Notary Public of the County and State aforesaid, certify that Marcus Lamar Stephens, II Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal on 26 August, 2026.

(SEAL)
, Notary Public

ADRIANA ROCK
NOTARY PUBLIC
Clayton County
State of Georgia
My Commission Expires October 18, 2027

My Commission Expires: 10/18/2027

AFFIDAVIT OF VALUE

Pursuant to the provisions of T.C.A. Section 67-4-409(a)(1)(D), I, or we, hereby swear or affirm that the actual consideration for this transfer is $0.00.

Marcus Lamar Stephens, II, Grantor

Sworn to and subscribed before me this, the 26 day of August, 2026.

(SEAL)
, Notary Public

My Commission Expires: 10/18/2027

ADRIANA ROCK
NOTARY PUBLIC
Clayton County
State of Georgia
My Commission Expires October 18, 2027

EXHIBIT A

Being the same property conveyed to Marcus L. Stephens, II and Brittany Hammond Stephens, by Tennessee Warranty Deed, dated June 29, 2012 and recorded August 6, 2012, at 15-digit instrument number 20120706-0059491 in the Office of the Register of Deeds for Davidson County, Tennessee.

Parcel ID/Tax Map Number:

Legal Description:

Land in Davidson County, Tennessee, being Lot 100, FINAL PLAT, HIDDEN CREEK, PHASE 1, SECTION 1 PHASE 2 AND PHASE 3, SECTION 1, as shown on plat of record in Instrument No. 20030213-0020016, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HIDDEN CREEK, PHASE 1, SECTION 1 PHASE 2 AND PHASE 3, SECTION 1, as recorded in Instrument No. 20030213-0020016 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions recorded in Instrument Nos. 20020514-0059176, 20030313-0033781, 20050308-0025065 and 20090908-0084135 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws recorded in Instrument Nos. 20030303-0027389 and 20090908-0084136.

f. Charter of Homeowners Association recorded at Instrument Nos. 20030303-0027388 and 20081230-0123265.

g. Quitclaim Deed to Homeowners Association for Common Area recorded at Instrument No. 20030303-0027387.

ACKNOWLEDGEMENT OF CONSIDERATION

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

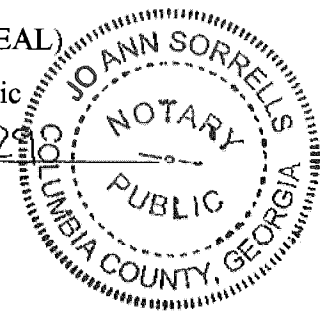
I hereby swear that the actual consideration for this transfer is $0.00, as a gift of love and affection.

WITNESS my hand and official seal, this the 31st day of August, 2026.

Brittany Hammond Stephens
Grantee: Brittany Hammond Stephens

SWORN TO AND SUBSCRIBED BEFORE ME, this the 31st day of August, 2026.

_____ (SEAL)
JoAnn Sorrells, Notary Public
My Commission Expires: 2/10/2030



Tennessee Certification of Electronic Document

I, Robert T. Sawyer, 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 8/26/26 (date of document).

Affiant Signature

9/3/26
Date

State of South Carolina

County of York

Sworn to and subscribed before me this 3 day of September, 2026

Notary's Signature

MY COMMISSION EXPIRES: 5/21/2036

NOTARY'S SEAL

