Karen Johnson Davidson County
Batch# 1470499 DEEDQC
09/09/2026 11:41:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260909-0083539

This Instrument Was Prepared By:
Ally M. Hicks
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer is $0.00.

John Willis Stevens, Affiant

Subscribed and sworn to before me this
4th day of September 2026.

Notary Public
My Commission Expires: May 12, 2027

MEREDITH POOLE-HUMPHREYS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Evelyn D. Stevens, Co-Trustee John Willis Stevens, Co-Trustee 1613 S. Observatory Drive Nashville, TN 37215	Same	117-15-0-096

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Ellie Stevens (a/k/a Evelyn D. Stevens) and John Willis Stevens, wife and husband,** the "**Grantors**", do hereby convey and quitclaim unto **Evelyn D. Stevens and John Willis Stevens, Co-Trustees of the Stevens Family 2026 TBE Trust dated September 4, 2026**, a trust, the "**Grantee**", all of Grantors' interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property. The provisions of Tennessee Code Annotated § 35-15-510 shall apply to the above-described property and its proceeds.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantors, this the 4th day of September 2026.

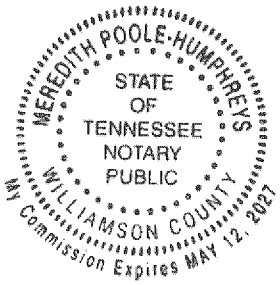
Ellie Stevens (a/k/a Evelyn D. Stevens)

John Willis Stevens

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Before me, Meredith Poole-Humphreys, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Ellie Stevens (a/k/a Evelyn D. Stevens) and John Willis Stevens, wife and husband, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 4th day of September 2026.



Notary Public

My Commission Expires: May 12, 2027

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Section 1, Green Hills Subdivision, of record in Plat Book 547, page 128, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ellie Stevens and John Willis Stevens, wife and husband, by Warranty Deed from Cyrus McCoy Adams, AKA Cyrus McCoy Adams II and Kerry Adams, husband and wife, of record in Instrument No. 20260513-0042960, dated May 11, 2026, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as 1613 S. Observatory Drive, Nashville, TN 37215.

This legal description is the same as from the previous deed of record.

CONSIDER: THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

Tennessee Certification of Electronic Document

I, Ally M. Hicks, 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 Sept. 4, 2026. (date of document).

Affiant Signature

September 4, 2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4th day of September, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

