Karen Johnson Davidson County
Batch# 1477481 DEEDQC
09/25/2026 12:12:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260925-0089092

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 24th day of September, 2026. Notary Public My Commission Expires:

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

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Cherylann Stephens, Trustee 403 Chapel Avenue Nashville, Tennessee 37206	SAME	083 02 0 112.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Cherylann Stephens**, hereinafter called

the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Cherylann Stephens, Trustee of the Cherylann Stephens Living Trust, established by the Revocable Trust Agreement of Cherylann Stephens dated September 24, 2026**, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

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 my hand this 24th day of September, 2026.

Cherylann Stephens

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 Cherylann Stephens, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 24th day of September, 2026.

My Commission Expires:

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

Notary Public

EXHIBIT A

Legal Description

403 Chapel Avenue, Nashville, Tennessee 37206 (083 02 0 112.00)

Land in Davidson County, Tennessee, being the Northerly 6 feet of Lot No. 1 and the Southerly 46 feet of Lot No. 2, Subdivision of Roberts Property of record in Plat Book 421, Page 81, in the Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description of property.

Said Lot fronts 52 feet on the Westerly margin of Chapel Avenue and extends back between parallel lines 150 feet to a dead line in the rear which measures 52 feet thereon.

Being the same property conveyed to Cherylann Stephens and Steven B. Ford, by deed of record as Instrument No. 20140902-0079609, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Cherylann Stephens by deed from Steven B. Ford pursuant to a Final Decree of Divorce in the Circuit Court for Davidson County, Tennessee, Docket No. 19D-377 of record as Instrument No. 20190628-0062869, Register's Office for Davidson County, Tennessee.

This is improved property known as 403 Chapel Avenue, Nashville, Tennessee 37206.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 September 24, 2026.

09/25/2026
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 25th day of September, 2026.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

