(1)

File No. 210030072

QUITCLAIM DEED

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF CHEATHAM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: . (AFFIX SEAL) 9/23/13

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lea A. Stewart and Gary L. Baker	Lea A. Stewart and Gary L. Baker	07508007600
(NAME) 660 Atlanta Dr.	(NAME) 660 Atlanta Dr.	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, LEA ANN STEWART, HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED UNTO LEA A. STEWART, UNMARRIED AND GARY L. BAKER, UNMARRIED, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot No. 365 on the Plan of Section Six, Tulip Grove, of record in Plat Book 4460, Page 19, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Lea Ann Stewart by Deed from Kurt Lon Stewart of record in Instrument 20040316-0029565, dated March 5, 2004 and filed for record on March 16, 2004, Register's Office for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 660 Atlanta Dr., Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand(s) this 26th day of March, 2010.

Lea Ann Stewart
Lea Ann Stewart

BILL GARRETT, Davidson County
Trans:T20100019424 DEEDQC
Recvd: 04/05/10 11:50 2 pgs
Fees:12.00 Taxes:0.00
20100405-0025015

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Lea Ann Stewart , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 26th day of March, 2010.

Commission expires: 9/23/13

Notary Public

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 210030072

RETURN TO:

Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064