# QUITCLAIM DEED

The actual consideration or value for this transfer is $ -0-.

Terry L. Stewart
AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 18 day of MAY, 2010.

NOTARY PUBLIC
My Commission Expires: 3-10-2012

NOTARY PUBLIC AT LARGE

Davidson County DEEDQC
Recvd: 05/19/10 14:58 3 pgs
Fees:17.00 Taxes:0.00
20100519-0038778

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 906 Gay Street, Suite 200 Nashville, TN 37201, (615) 256-5003

| ADDRESS NEW OWNER(S) | SEND TAX BILLS TO: | MAP / PARCEL NO. |
|---|---|---|
| LOIS A. LARSON<br>103 Dellrose Drive<br>Madison, Tennessee 37214 | New Owner | 052-02-0 / 118.00 |

FOR LOVE AND AFFECTION AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by my Sister, LOIS A. LARSON, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **TERRY LEE STEWART**, a married man, the GRANTOR herein, by these presents do transfer, QuitClaim and convey all my right title and interest (BEING A 1/4 INTEREST IN THE WHOLE) unto:

**LOIS A. LARSON**, the GRANTEE herein, her heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

BEING Lot No 48 on Block C on the revised plan for Rainbow Terrace, as of record in Book 1130. page 83, Register's Office for Davidson County Tennessee.

Said Lot 48 fronts 50 feet on the Northerly side of Cheryl Avenue and runs back between parallel lines 145 feet to a dead line.

Being all the same Property conveyed to Juanita Francis Preston, for Life, Remainder to Lois A. Larson, Leroy Preston, III, Terry Lee Stewart, and Lonnie Wade Stewart, by deed of record as Instrument #20010815-0088326, Register's Office for Davidson County, Tennessee. The said Juanita Francis Preston having since died.

The above description is the same as in the previous deed of record.

*The property conveyed herein is transferred subject to such easements, limitations, encumbrances and restrictions as may affect the property, including:*

Real Property Taxes for the year 2010 and any prior years.

This is improved property known as: 623 Cheryl Ave., Madison, TN 37115.

Terry Lee Stewart, first bing duly sworn according to law, and makes oath that the property conveyed herein is not my principal residence, nor the residence of my spouse or any dependant, and this conveyance in not made to defeat the rights of any third parties.

Sworn to and witness my hand this 18 day of MAY, 2010.

Leroy Lee Stewart
TERRY LEE STEWART

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy S. Ellis, IV, a Notary Public in and for said County and State, the within named TERRY LEE STEWART, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument, for the purposes therein contained.

Sworn to before me and Witness my hand and official seal at Old Hickory, Tennessee this 18 day of MAY, 2010.

NOTARY PUBLIC

My Commission Expires: 3-10-2012

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**********

# QUITCLAIM DEED

*From:* TERRY LEE STEWART

*To:* LOIS A. LARSON,

*Property:*
*623 Cheryl Ave.*
*Madison, TN. 37115*


*This Instrument was Prepared by:*

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003
&
227 Old Hickory Blvd.
Old Hickory Tennessee 37138
(615) 847-2000

www.ljelaw.com

# CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and custodian of the Electronic version of the attached document tendered for registration herewith and that this is a True and Correct copy of the original Document executed and authenticated according to Law.

Leroy Johnston Ellis, IV,
Attorney at Law, BPR #17968

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Madeline J. Erwin the undersigned, a notary public in the state of Tennessee, personally appeared Leroy Johnston Ellis, IV, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: January 9, 2012

MADELINE J. ERWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

This Certificate Prepared by:
Leroy, J. (Johnny) Ellis, IV
2217 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000

www.ljelaw.com