Davidson County DEEDQC
Recvd: 10/30/12 08:49 3 pgs
Fees:17.00 Taxes:0.00
20121030-0099174

QUITCLAIM DEED

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.

STATE OF TENNESSEE
COUNTY OF Wilson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of October, 2012.

Notary Public

MY COMMISSION EXPIRES: 4-20-2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Zachary J. Stewart	Peoples Home Equity, Inc.	06404006600
(NAME)	(NAME)	
4649 Woodside Drive	5205 Maryland Way, Ste 100	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Zachary J. Stewart** , hereinafter called the Grantor(s), has quitclaimed unto **Zachary J. Stewart and Stephanie Stewart, husband and wife**, hereinafter called the Grantee(s), their heirs and/or 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 Lot No. 59, on the plan of Woodside Subdivision, Section II, of record in Plat Book 5200, Page 98 Register's Office for Davidson and Plat Book 16, Page 147, Register's Office for Wilson Counties, Tennessee to which references are hereby made for a more complete description of said lot.

Being the same property conveyed to Zachary J. Stewart by Deed from Hollace McKinley and wife Myrna McKinley, dated 07/15/2009 and filed for record on 07/20/2009 in Instrument 200907200067442, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 5200, Page 98, said Register's Office and Plat Book 16, Page 147, Register's Office for Wilson County, Tennessee.
Restrictions of record in Book 5350, Page 425, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

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 4649 Woodside Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-11143
SMG TN QuitClaim Deed

Witness my hand this 19th day of October, 2012.

Zachary J. Stewart

State of Tennessee
County of Wilson

Personally appeared before me Zachary J. Stewart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of October, 2012.

Notary Public

My Commission Expires: 11·5·2012

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do hereby make oath that I am a licensed attorney and/or the 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.

Attorney or Custodian

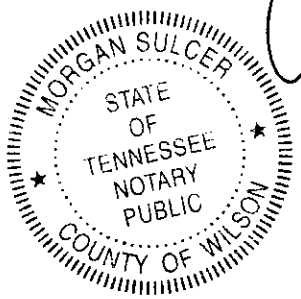
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: 9/2/2013