BILL GARRETT, Davidson County
Trans:T20140043036 DEEDQC
Recvd: 06/18/14 09:47 4 pgs
Fees:22.00 Taxes:0.00



20140618-0053036

QUITCLAIM DEED

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
COMMONWEALTH USA SETTLEMENTS 100 PARK MANOR DR. 2ND FLOOR PITTSBURGH, PA 15205	JOHN STEWART, JR ALMA STEWART 739 ROWAN DRIVE NASHVILLE, TN 37207

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JOHN STEWART, JR., who took title as JOHN STEWART and ALMA STEWART, husband and wife (herein, "Grantor"), whose address is 739 Rowan Drive, Nashville, TN 37207, hereby bargains, sells, remises, releases, quit claims and conveys to JOHN STEWART, JR and ALMA STEWART, husband and wife, as tenants by the entirety (herein, "Grantee"), whose address is 739 Rowan Drive, Nashville, TN 37207, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 739 Rowan Drive, Nashville, TN 37207

WITNESS my hand and seal this 9th day of June, 2014.

PIN NO: 059-10-0-074.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

John Stewart Jr. who took title as John Stewart

GRANTOR:

John Stewart, Jr., who took title as John Stewart

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, John Stewart, Jr., who took title as John Stewart,with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of June, 2014.

[Affix Notary Seal]

Emily E Kinzig
SIGNATURE OF NOTARY PUBLIC
My commission expires: 02/08/17

EMILY E. KINZIG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires February 8, 2017

GRANTOR:

Alma Stewart

Alma Stewart

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Alma Stewart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of June, 2014.

[Affix Notary Seal]

Emily E Kinzig
SIGNATURE OF NOTARY PUBLIC
My commission expires: 02/08/17

EMILY E. KINZIG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires February 8, 2017

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.

GRANTEE

Grantee signature John Stewart Jr.
John Stewart, Jr

Subscribed and sworn to under oath before me, this 9th day of June, 2014.

Emily E Kinzig
SIGNATURE OF NOTARY PUBLIC

[Affix Notary Seal]

My commission expires: 02/08/17

EMILY E. KINZIG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
February 8, 2017

Exhibit A

THE FOLLOWING LANDS LYING IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 296 ON THE PLAN OF HAYNES MANOR SECTION II, AS OF RECORD IN BOOK 3700, PAGE 88, REGISTERS OFFICE FOR SAID COUNTY AND FURTHER DESCRIBED AS FOLLOWS: BEGINNING IN THE SOUTH MARGIN OF ROWAN DRIVE AT THE CORNER OF LOTS 296 AND 297; THENCE EAST WITH SAID DRIVE, FOLLOWING A SLIGHT CURVE 97.20 FEET TO A MONUMENT AT THE BEGINNING OF A CURVE; THENCE SOUTHEASTERLY AROUND A CURVE, 39.27 FEET TO A MONUMENT IN THE WEST MARGIN OF BONTEMPS DRIVE; THENCE SOUTHERLY WITH SAID DRIVE, FOLLOWING A SLIGHT CURVE 98.65 FEET; THENCE LEAVING SAID DRIVE FOLLOWING THE REAR LINE OF LOT NO. 296, NORTH 63 DEGREES 48 MINUTES WEST 79.44 FEET TO A MONUMENT; THENCE SOUTH 57 DEGREES 27 MINUTES WEST 34.07 FEET TO THE CORNER OF LOTS 296 AND 297; THENCE NORTH ALONG THE LINE BETWEEN SAID LOTS, 99.9 FEET TO THE BEGINNING.

BEING THE SAME PREMISES THAT WAS CONVEYED UNTO JOHN STEWART AND ALMA STEWART AND BY WARRANTY DEED FROM JOHN STEWART AND ALMA STEWART AND DATED JANUARY 30TH, 2008 AND RECORDEDJUNE 10TH, 2008 AT DEED INSTRUMENT NUMBER 20080610-0059984 AND IN THE RECORDS OF DAVIDSON COUNTY RECORD'S OFFICE, STATE OF TENNESSEE.

Parcel ID(s): 059-10-0-074.00

Return TO:
COMMONWEALTH USA SETTLEMENTS
100 PARK MANOR DR. 2ND FLOOR
PITTSBURGH, PA 15205