Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

Edna F. Armstrong
AFFIANT

Subscribed and sworn to before me this 29 day of July, 2014.

NOTARY PUBLIC
My Commission Expires: 1-24-17

A. SCOTT HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:
Larry Stewart and Leigh Stewart
3904 Bonnafield Court
Hermitage, TN 37076

SEND TAX BILLS TO:
New Owner

MAP AND PARCEL:
Map 75-9
Parcel 20

BILL GARRETT, Davidson County
Trans:T20140055580 DEEDQC
Recvd: 07/31/14 11:21 2 pgs
Fees:12.00 Taxes:0.00
20140731-0068315

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, Edna F. Armstrong, an unmarried woman, Grantor, hereby quitclaims and conveys all of her undivided right, title and interest to the hereinafter described property to Larry Stewart, and wife, Lisa Stewart, as tenants by the entirety, an undivided fifty percent (50%) interest, and Leigh Stewart, an unmarried man, an undivided fifty percent (50%) interest, Grantees; said property to be held between the two grantees as tenants in common with the right of survivorship. The property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 129, on the plan of Hermitage Hills, Section 1, of record in Plat Book 2900, pages 48 and 49, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Arthur M. Armstrong and wife, Edna F. Armstrong, by Warranty Deed dated March 18, 1970, from Samuel Edwin Poisal, III, and wife, Martha B. Poisal, of record in Book 4404, page 996, Register's Office for Davidson County, Tennessee. Arthur M. Armstrong having since died.

Said property is conveyed subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for Davidson County, Tennessee.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

THIS INSTRUMENT HAS BEEN PREPARED BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES AND WITHOUT THE BENEFIT OF A TITLE SEARCH.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 29 day of July, 2014.

Edna F. Armstrong

Edna F. Armstrong

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Edna F. Armstrong, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 29 day of July, 2014.

A. Scott Hubbard

Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1-24-17