Davidson County DEEDQC
Recvd: 04/13/15 14:08 3 pgs
Fees:17.00 Taxes:0.00
20150413-0032497

This Instrument Prepared by & Return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Erica Miller Stewart** ("Grantors"), a married woman, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Jeremy Stewart,** (Grantee), a married man all of her rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 145, on the Plan of Heron Walk Section 3, Phase 1, of recrd in Plat Book 9700, Page 551, Register's Office for said County, to which plan reference is made for a more complete description.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey. Grantor is executing this document to convey any and all interest and any marital rights that she has in said property to the Grantee.

Being all or part of the same property conveyed to Jeremy Stewart by Warranty of record at Instrument Number **20041124-0140808** in said Register's Office.

IN TESTIMONY WHEREOF I have executed this instrument the 9 day of **March, 2015.**

Erica Miller Stewart
Erica Miller Stewart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Erica Miller Stewart**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9 day of **March, 2015.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: June 21, 2016

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

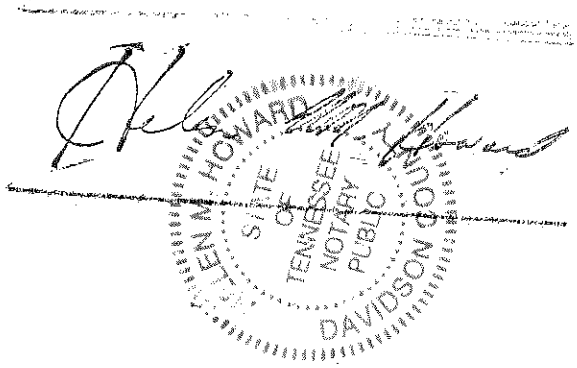
Jeremy Stewart
AFFIANT

SUBSCRIBED AND SWORN before me this the 9 day of **March, 2015.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: June 21, 2016

PROPERTY ADDRESS:	**1116 Shawnee Trace, Madison, TN 37115**
TAX PARCEL NO.:	052080A21300CO
PROPERTY OWNER:	**Jeremy Stewart**
OWNER'S ADDRESS:	**1116 Shawnee Trace, Madison, TN 37115**
MAIL TAX BILLS TO:	**Jeremy Stewart, 1116 Shawnee Trace Madison, TN 37115**



Certificate of Authenticity

I, Crystal Santi, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Santi who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9-10-18.

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY