Davidson County	DEEDQC
Recvd: 03/07/16 15:42	3 pgs
Fees:17.00 Taxes:0.00	
20160307-0021864	

Prepared by and Returnable to:
Ashworth Law Firm, PLLC (RCA)
237 2nd Avenue South
Franklin, Tennessee 37064

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel Nos.:
Danielle Renee Stewart 2908 Harbour View Dr. Nashville, TN 37217	New Owner	136-15-0-005.00
THIS CONVEYANCE IS EXEMPT FROM TRANSFER TAX PURSUANT TO T.C.A. 67-4-409 et seq.		

This is a transaction exempt from tax pursuant to Tennessee Code Ann. §67-4-409(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement, executed in that certain case styled **Ronardo Cordell Stewart v. Danielle Renee Stewart**, Davidson County Circuit Court, Case No. 14D-2217. Accordingly, **Ronardo Cordell Stewart, a/k/a Ronardo Stewart**, hereinafter called **"Grantor"**, hereby quitclaims and conveys unto **Danielle Renee Stewart**, her heirs, successors, and assigns, hereinafter called **"Grantee"** all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 79, on the Plan of Section One, Harbour Town Village, of record in Book 4675, Pages 3 & 4, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Ronardo Stewart by Warranty Deed from James Arthur Reed and wife, Rosemary J. Reed, dated July 28, 2006, recorded August 17, 2006, of record in Instrument No. 20060817-0101507, Register's Office for Davidson County, Tennessee.

This is improved property known as 2908 Harbour View Drive, Nashville, Tennessee 37217. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 22 day of Feb, 2016.

Grantor:

Ronardo Cordell Stewart

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Ronardo Cordell Stewart**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of Feb, 2016.

My Commission Expires
March 20, 2018

Regina C. Grevious
Notary Public

My commission expires: _____

REGINA C. GREVIOUS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF Williamson

The undersigned, after first being duly sworn according to the law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of the Marital Dissolution Agreement in that certain case styled **Ronardo Cordell Stewart v. Danielle Renee Stewart**, and that there was no other consideration given for the transfer.

Danielle Stewart
Affiant

Sworn to and subscribed before me, this 25th day of February, 2016.

Krista M. Hefner
Notary Public

My Commission Expires: 7-27-17

KRISTA M. HEFNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Will Kerby, 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 Williamson

Personally appeared before me, a notary public for said County and State, Will Kerby, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: June 30th, 2019

