THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 034070
PARCEL: 01600

NEW OWNER'S ADDRESS:
John Robert Stewart and wife, Sarah J. Stewart
324 Shepherd Hills Drive
Madison, TN 37115

SEND TAX BILLS TO:
Capital Bank Corp.
12195 Metro Pkwy, Suite 2
Fort Myers, FL 33966

BILL GARRETT, Davidson County
Trans:T20170009233 DEEDQC
Recvd: 01/31/17 15:51 2 pgs
Fees:17.00 Taxes:0.00
20170131-0010463

QUITCLAIM DEED

FOR THE PURPOSE OF RECONVEYING TO CORRECT & ESTABLISH TENANTS BY THE ENTIRETY

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to correct and establish proper tenancy as tenants by the entirety, I, John Robert Stewart, **(Grantors),** by these presents do hereby quitclaim and convey all of my interest unto Tammy Mellons, Trustee, her successors and assigns the following described tract or parcel of land, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Beginning at a point on the southwesterly margin of Shepherd Hills Drive, thence south 56 deg. 05' East 125 feet from the northwest corner of lot No. 8 of the plan of Shepherd Hills, Section 2, as of record in Book 2900, Page 12, R.O.D.C., TN; thence with the southwesterly margin of said Drive, South 56 Deg. 05' East 125 feet; thence South 33 deg. 55' West 186 feet; thence North 62 deg. 46' West 83 feet; thence N 77 Deg. 40' West 47.3 feet; thence North 33 Deg. 55' East 213.7 feet to the beginning.

Being the same property conveyed to John Robert Stewart by Warranty Deed dated 7/21/11 from Gerald Burchett, married of record in Instrument Number 20110726-0056957, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 324 Shepherd Hills Drive, Madison, TN 37115.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

And now, I, the said Tammy Mellons, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto John Robert Stewart and Sarah J. Stewart, husband and wife, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on the 24th day of January, 2017.

John Robert Stewart

Tammy Mellons, Trustee

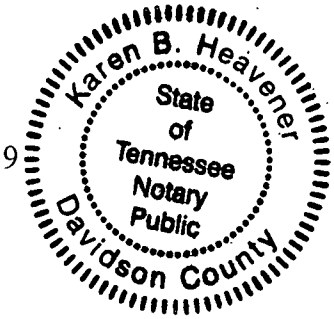
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Karen B. Heavener, a Notary Public at Large, the within named John Robert Stewart, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 24th day of January, 2017.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Karen B. Heavener, a Notary Public at Large, the within named Tammy Mellons, the Bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 24th day of January, 2017.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19



The actual consideration or value whichever is greater, for this transfer is $0.

Affiant

Sworn and subscribed before me, this the 24th day of January, 2017.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

