Bill Garrett Davidson County
Batch# 6445 DEEDQC
10/02/2017 01:34:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20171002-0100629

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, 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, **Karen Stewart and John Stewart** ("Grantors"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Della M. Stewart,** (Grantee), a single woman all of their/its rights, title, and interests in the following described real property, to wit:

**LAND in Davidson County, Tennessee, being the westerly 50 feet of the easterly 250 feet of Lot No. 11 on the Plan of Jones and Dudley's Addition to Nashville, as of record in Book 57, Page 147, Register's Office for said County.**

**SAID part of Lot No. 11 fronts 50 feet on the northerly side of Waverly Avenue and runs back between parallel lines 150 feet to an alley.**

**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.**

Being all or part of the same property conveyed to Willie B. Stewart and Della M. Stewart by virtue of that certain Quit Claim Deed dated May 29, 1992, and being of record at Book 8637, Page 113 and Deed of Correction dated June 22, 1992 at Book 8657, Page 137 in the Register's Office of Davidson County, Tennessee.

Willie B. Stewart died intestate on May 21, 2010 leaving his wife, Della M. Stewart and two children Karen Stewart and John Stewart per Affidavit of Heirship of record at Instrument No. 201710020100627 in the Register's Office of Davidson County, Tennessee.

IN TESTIMONY WHEREOF I/we have executed this instrument the _____ day of **September, 2017.**

Karen Stewart
**Karen Stewart**

John E. Stewart
**John Stewart**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

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

WITNESS my hand and official seal at office this 29th day of **September, 2017.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7.5.2021

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**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.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 29th day of **September, 2017.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7.5.2021

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

| | |
|---|---|
| PROPERTY ADDRESS: | **1008 Waverly Ave, Nashville, TN 37203** |
| TAX PARCEL NO.: | **10509028200** |
| PROPERTY OWNER: | **Della M. Stewart, 1008 Waverly Ave, Nashville, TN 37203** |
| MAIL TAX BILLS TO: | owner at owners address |

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019