Bill Garrett Davidson County
Batch# 51057 DEEDQC
01/24/2018 12:53:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180124-0007438

THIS INSTRUMENT PREPARED BY:

GLENN S. MACBETH, Attorney at Law
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:

MARTYN LEE STEWART

1909 Stonewater Drive
Hermitage, TN 37076
SEND TAX BILLS TO:
MARTYN LEE STEWART
1909 Stonewater Drive
Hermitage, TN 37076

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND GLENN S. MACBETH, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL. WHEN EXECUTED THIS DOCUMENT SHOULD BE PROMPTLY RECORDED IN THE REGISTER OF DEEDS OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED.

QUITCLAIM DEED

Map No. 097-02-0A: Parcel No. 559.00

THIS INSTRUMENT made and entered into on this the 24th day of January, 2018, by and between **ERIN STEWART now known as ERIN ANN PRETASKY** ("Grantor"), and **MARTYN LEE STEWART** ("Grantee");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, and pursuant to that Final Judgement of Divorce dated November 14, 2017 in the Fourth Circuit Court for Davidson County, Tennessee, File No. 17D-1190, Grantor conveys, transfers, releases, relinquishes, and quitclaims unto Grantee, Grantee's heirs and assigns, all Grantor's right, title and interest in and to the following described real estate, to wit:

LAND in Davidson County, Tennessee, being Lot No. 559 on the Final Flat of Villages of Riverwood, Section One, Phase 6C, of record in Instrument No. 20160129-0008909, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Erin Stewart and Martyn Lee Stewart, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, and filed for record September 23, 2016 in Instrument No. 20160927-0101781, Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property is known as 1909 Stonewater Drive, Hermitage, TN 37076.

IN WITNESS WHEREOF, the Grantor has hereunto set her signature on this the 10th day of January, 2018.

ERIN ANN STEWART
(formerly Erin Stewart)

STATE OF ~~TENNESSEE~~ ILLINOIS)
COUNTY OF COOK)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ERIN ANN PRETASKY (formerly Erin Stewart), the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (Quitclaim Deed) for the purposes therein contained.

Witness my hand and official seal at HOFFMAN ESTATES, this 10th day of JANUARY, 2018.

Notary Public

My Commission Expires: Sep 29, 2020

TRUSHITKUMAR C PATEL
Official Seal
Notary Public - State of Illinois
My Commission Expires Sep 29, 2020

STATE OF TENNESSEE)
COUNTY OF Williamson)

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Williamson)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $0.

Affiant

Sworn to and subscribed before me this 17th day of January, 2018.

Notary Public

My Commission Expires: 3/8/2021

VERESSA J. DERRICK
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

File No. PB171796

201801240007438

Certificate of Authenticity

I, Andria Nesbitt, 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.

Andria Nesbitt

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Katie L. Bell, a notary public for this county and state, Andria Nesbitt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katie L Bell

Notary's Signature

My Commission Expires: May 20, 2019.

Notary's Seal (If on paper)

KATIE L. BELL NOTARY PUBLIC EXPIRES TENNESSEE DICKSON COUNTY