Bill Garrett Davidson County
Batch# 66756 DEEDQC
03/08/2018 03:26:52 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180308-0022181

This Instrument Prepared by:
FRANK E. MONDELLI, SR.
Attorney at Law
603 Woodland Street
Nashville, TN 37206-4211
(615) 259-1214

This firm did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NO.**
Melisa Wood 2404 Fairbrook Dr. Nashville, TN 37214	Same	73-7 Par. 50

FOR AND IN CONSIDERATION of $0.00 and other good and valuable consideration, I, **BERNICE STEWART,** by these presents do hereby quitclaim and convey unto **MELISA WOOD,** and her heirs, successors and assigns, with a life estate reserved for myself, all right, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 421, on the Plan of Sunset View, Section 6, as of record in Book 2900, Pages 54 and 55, Register's Office for said County.

Said Lot No. 421 fronts 115 feet on the northwesterly side of Fairbrook Drive and extends back 189.8 feet on the northeasterly line and 140 feet on the southwesterly line to a dead line, measuring 66.6 feet thereon.

Being the same property conveyed to Gordon S. Stewart and wife, Bernice P. Stewart, by deed from Ross Charles Crutchfield and wife, Florene H. Crutchfield, of record in Book 4425, Page 21, Register's Office for Davidson County, Tennessee. The said Gordon S. Stewart predeceased his wife, Bernice P. Stewart, on August 13th, 2015.

This conveyance is subject to any and all existing easements and restrictions or record.

This is improved property, known as 2404 Fairbrook Drive, Nashville, TN 37214.

Witness my hand this 19 day of April, 2016.

Bernice Stewart
BERNICE STEWART

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, **BERNICE STEWART**, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of April 2016.

BETTY JO BOYD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Betty Jo Boyd
NOTARY PUBLIC

My Commission Expires: September 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $0.00.

Melissa J. Wood
AFFIANT

Sworn to and subscribed before me this 19th day of April, 2016.

BETTY JO BOYD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Betty Jo Boyd
NOTARY PUBLIC

My Commission Expires: September 10, 2018