Karen Johnson Davidson County
Batch# 395772 DEEDQC
05/05/2020 01:06:25 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200505-0046831

Prepared by:
Cain & Associates, PLLC
7105 Crossroads Blvd
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

Subscribed and sworn to before me, this 22 day of April, 2020.

Notary Public
My commission expires: 7-6-2020

BRIAN HURST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 6, 2020

Address of New Owner:	Send Tax Bills to:	Tax Information
Philip and Allyson Walker 426 Bunkerhill Drive Nashville, TN 37217	New Owner	106-15-0-040.00

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Fred Stewart, Trustee or his successor in trust, under the Harold F. and Helen M. Stewart Joint Irrevocable Trust dated November 11, 2015,** hereinafter referred to as Grantor(s), has bargained and sold, and do hereby convey, remise, release, and forever quitclaim unto **Philip Walker and Allyson Walker, husband and wife,** Grantee(s), their heirs and assigns, the trust's entire right, title, and interest in and to the real property described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Resubdivision of Lot No. 33, on the Plan of Hill-N-Dale Acres, of record in Book 8250, page 314, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.
>
> Being part of the same property conveyed to Harold I. Stewart and wife, Helen M. Stewart, Trustees, u/a/d 8/11/98 of the Stewart Joint Revocable Living Trust Agreement by Warranty Deed from William A. Martin and wife, Helen Hasting Martin dated September 5, 2002 of record as Instrument No. 20021105-0135536, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Fred Stewart, Trustee or his successor in trust, under the Harold F. and Helen M. Stewart Joint Irrevocable Trust dated November 11, 2015 by Quitclaim Deed from Harold F. Stewart, Trustee of the Stewart Joint Revocable Living Trust Agreement dated August 11, 1998 dated 5/5/2020 of record in Instrument No. 20200505-0046830 _____, Register's Office for Davidson County, Tennessee.

This property is improved property known as: **426 Bunkerhill Drive, Nashville, TN 37217.**

This deed was prepared in reliance upon the most recent deed in the chain of title and without performance of a title search. No representation of title is made by this deed or the preparation thereof.

This instrument and the interest released and quitclaimed are subject to limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 18 day of April, 2020.

Harold F. and Helen M. Stewart Joint Irrevocable Trust dated November 11, 2015

By: Fred Stewart
Fred Stewart
Its: Trustee

STATE OF Ohio
COUNTY OF Montgomery

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Fred Stewart, Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustees (or other officer authorized to execute the instrument) of the **Harold F. and Helen M. Stewart Joint Irrevocable Trust dated November 11, 2015**, the within named bargainor, a Trust, and that such Trustees, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustees (or other authorized officer).

Witness my hand and official seal at Miamisburg, Ohio, this the 18th day of April, 2020.

NOTARY PUBLIC STATE OF OHIO

SYDNEY TREGO, Notary Public
In and for the State of Ohio
My Commission Expires May 5, 2024

Notary Public

My Commission expires: 5/5/2024