Karen Johnson Davidson County
Batch# 602439 DEEDQC
03/29/2021 02:33:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210329-0041017

File Number: ORG-42868

After Recording, Send To:
Title365/Recording Team
345 Rouser Rd., Building 5, Suite 300
Coraopolis, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Lauren Langston Stewart, 4672 BULL RUN ROAD, ASHLAND CITY, TN 37015

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 04600001700

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): quitclaim for no consideration

Lauren Langston Stewart, who erroneously took title as **Laura Langston Stewart**, now unmarried, hereinafter grantor, whose tax-mailing address is **4672 BULL RUN ROAD, ASHLAND CITY, TN 37015**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Lauren Langston Stewart**, an unmarried woman, hereinafter grantee, whose tax mailing address is **4672 BULL RUN ROAD, ASHLAND CITY, TN 37015**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVDSON COUNTY. STATE OF TENNESSEE. DESCRIBED AS FOLLOWS,TO-WIT: LAND IN THE 13TH, FORMERLY THE 25TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 2 ON THE PLAN MARKED EXHIBIT A OF PART OF THE LANDS OF ELIAS SIMPKINS, DECEASED, AS OF RECORD IN PLAN BOOK 2, PAGE 64, CHANCERY COURT AT NASHVILLE, DESCRIBED ACCORDING TO A SURVEY MADE BY RALPH W. C. LAMBERT. MARCH 25. 1961. AS FOLLOWS: BEGINNING AT A SPIKE IN THE CENTER OF BULL RUN ROAD, SAID SPIKE LYING IN THE EASTERLY LINE OF THE PROPERTY CONVEYED TO E. R. SHOCKLEY AND WIFE,

BY DEED FROM NELLA ELIZABETH BESS,ET AL, AS OF RECORD IN BOOK 1637, PAGE 465, REGISTERS OFFICE FOR SAID COUNTY ,THENCE WITH SAID SHOCKLEYS EASTERLY LINE NORTH 18 DEGREES 30' WEST 456 FEET TO A SPIKE IN THE BASE OF A 14 INCH FORKED SWEETGUM; THENCE NORTH 57 DEGREES 30 EAST 284 FEET TO AN IRON PIN; THENCE SOUTH 18 DEGREES 30' EAST 456 FEET TO A SPIKE IN THE CENTER OF SAID ROAD; THENCE SOUTH 57 DEGREES 30 FEET WEST 284 FEET TO THE BEGINNING, CONTAINING 3 ACRES, MORE OR LESS. APN: 04600001700 Being the same premises conveyed from BLKM INVESTMENTS, LLC to LAURA LANGSTON STEWART in a deed dated 09/22/2017 and recorded date 09/27/2017 in Instrument Number 20170927-0098970 of the official records.

Property Address is: 4672 BULL RUN ROAD, ASHLAND CITY, TN 37015

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20170927-0098970 recorded at Book _____, Page _____ in the Register's Office of Davidson County, Tennessee.

Parcel ID: 04600001700

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on March 5, 2021:

Lauren Langston Stewart

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on March 5, 2021 by **Lauren Langston Stewart**, who is personally known to me or has produced TN Driver's License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

TIOMBE WALTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

my commission expires: 12/21/24

State of Tennessee
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 1.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 5th day of March, 2021.

TIOMBE WALTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

(Seal)

Affiant

Lauren Langston Stewart
Print Name

Notary Public

My commission expires:

12/21/24

Tiombe Walton
Print Name

CTIC# _____

Tennessee Certification of Electronic Document

I, Auburn R Carnegie, 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.

Signer's Name

Signature

State of PA

County of Allegheny

Personally appeared before me, Jennifer L. Lander, a notary public for this county and state,

Notary's Name

Auburn R Carnegie, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Signer's Name

Notary's Signature

MY COMMISSION EXPIRES: 10/17/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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