Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Robert Lee Stewart and Sarita Martin Stewart, Co-Trustees 3601 Richland Ave Nashville, TN 37205	**Map: 82-09-0 Parcel: 201.00**	**SAME**

Karen Johnson Davidson County
Batch# 729981 **DEEDQC**
10/04/2021 03:29:50 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20211004-0133383

This instrument prepared by: Carter Shelton Jones, PLC
2021 Richard Jones Road, Suite 240, Nashville, TN 37215

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Robert L. Stewart and wife, Sarita M. Stewart, as tenants by the entirety** (the "Grantors"), by these presents hereby transfer, assign, and quitclaim to **Robert Lee Stewart and Sarita Martin Stewart, Co-Trustees of The Stewart Family Revocable Trust dated September 23rd, 2021** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **1321 3rd Avenue North, Nashville, TN**.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 23rd day of September 2021.

LUCY RALPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

Lucy Ralph
Notary Public
My Commission Expires: 7/7/25

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, existing easements and restrictions, if any, and right-of-way for public utilities, including any restrictions of record and Taxes for the year 2018 and subsequent years, which taxes are not yet due or payable; Plat of record in Book 10, page 606, said Register's Office; that portion of the land embraced within the bounds of any public road or thoroughfare; Any and all matters as shown on survey prepared by Michael H. Charette, RLS No. 2048, Cherry Land Surveying, Inc., Job Number 18021, dated February 12, 2018 - Temporary fence and gravel encroaching onto the southerly portion of the Land; Deed of Trust, Assignment of Leases, Security Agreement and Fixture Filing executed February 28, 2018 by Pizzaro, LLC, a California limited company to Hayse McGahey, Trustee for Planters Bank, to secure the indebtedness in the original principal amount of $449,000.00 recorded March 1, 2018 as Instrument No. 20180301-0019132, Register's Office for Davidson County, Tennessee; Assignment of Rentals and Leases executed February 28, 2018 by Pizzaro, LLC, a California limited liability company to Planters Bank, recorded March 1, 2018 in Instrument No. 20180301-0019133, Register's Office for Davidson County, Tennessee. The taxes have been prorated and assumed by the Grantee.

Robert L. Stewart and Robert Lee Stewart being one and the same person.

Sarita M. Stewart and Sarita Martin Stewart being one and the same person.

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

Tennessee Code Annotated § 35-15-510 shall apply to the Property and/or the proceeds (as that term is defined in such section) from the Property.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 23rd day of September, 2021.

ROBERT LEE STEWART

SARITA MARTIN 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 **Robert Lee Stewart and Sarita Martin Stewart,** with whom I am

personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 23rd day of September, 2021.

Lucy Ralph
Notary Public

My Commission Expires:
7-7-25

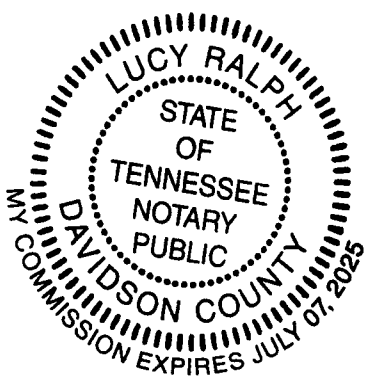


EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being the Southerly 45 feet of Lot No. 17 on the Map of D.T. McGavock's Plan, of record in Book 10, Page 606, Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an pk nail set on the westerly right-of-way line of 3rd Avenue North at a corner common with JEP Germantown, LLC & SP, as of record in Deed Instrument No. 20170801-0077709, at said Register's Office;

Thence leaving the westerly right-of-way line of 3rd Avenue North with the northerly property line of JEP Germantown, LLC & SP, South 63 deg 15 min 58 sec West, 177.88 feet to an iron rod set on the easterly right-of-way line of Alley No. 201;

Thence with the easterly right-of-way line of Alley No. 201, North 27 deg 21 min 16 sec West, 45.00 feet to an existing iron rod at a corner common with Jason L. Boylan, as of record in Deed Instrument No. 20130930-0102231, at said Register's Office;

Thence leaving the easterly right-of-way line of Alley No. 201 with the southerly property line of Jason L. Boylan, North 63 deg 15 min 58 sec East, 177.88 feet to a pk nail set on the westerly right-of-way line of 3rd Avenue North;

Thence with the westerly right-of-way line of 3rd Avenue North, South 27 deg 21 min 16 sec East, 45.00 feet to the point of beginning, containing 8,005 square feet (0.18 acres more or less).

As described according to a survey prepared by Michael H. Charette, RLS No. 2048, Cherry Land Surveying, Inc., Job No. 18021, dated February 12, 2018.

BEING the same property conveyed to Robert L. Stewart and wife, Sarita M. Stewart from Pizzaro LLC, a California limited liability company, by Warranty Deed filed for record on July 9, 2018, Instrument Number 20180709-00065706, Register's Office for Davidson County, Tennessee.