Prepared by: John W. Crow, II, Attorney, 1503 16th Avenue South, Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Pursuant to Tenn. Code Ann. § 66-24-121(a), the legal description is the same as in the previous deeds of record.

Karen Johnson Davidson County
Batch# 783526 DEEDQC
01/04/2022 08:54:44 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220104-0000915

JOHN CYRIL STEWART, ET UX

TO: QUITCLAIM DEED

JOHN CYRIL STEWART and FRANCES TODD STEWART, Co-Trustees of the STEWART FAMILY COMMUNITY PROPERTY TRUST, dated December 7, 2021

THIS QUITCLAIM DEED OF REALTY, executed as of the 7th day of December, 2021, by Grantors, JOHN CYRIL STEWART and wife, FRANCES T. STEWART, to Grantees, JOHN CYRIL STEWART and FRANCES TODD STEWART, Co-Trustees of the STEWART FAMILY COMMUNITY PROPERTY TRUST, dated December 7, 2021, and any amendments thereto.

WITNESSETH:

That Grantors do hereby quitclaim and convey unto Grantees, all of Grantors' right, title and interest, in and to certain realty situated in Davidson County, State of Tennessee, being bounded and described as follows:

> Being the westerly 60 feet of Lot No. 5 of Block "F" on the Map of the Whitland Realty Company's Subdivision, as of record in Book No. 332, page 141, Register's Office for said County.
>
> Said westerly part of Lot No. 5 fronts 60 feet on the southerly side of Bowling Avenue and runs back between parallel lines with the easterly margin of Wilson Avenue 200 feet to the northerly side of Lot No. 6.
>
> Being the same property conveyed to John Cyril Stewart and wife, Frances T. Stewart, by Co-Executor's Deed from John A. Pritchett, Jr. and Home Federal Savings and Loan Association of Upper East Tennessee, as Co-Executors of the Estate of John A. Pritchett, Sr., dated October 30, 1986, of record in Instrument Number 00007032-0000010, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantors have executed this deed as of the day written first herein.

JOHN CYRIL STEWART Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JOHN CYRIL STEWART, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 7th day of December, 2021.

My Commission Expires:

September 8, 2025.

ERIN WALTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

FRANCES T. STEWART Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, FRANCES T. STEWART, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 7th day of December, 2021.

My Commission Expires:

September 8, 2025.

ERIN WALTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

Property Owners Name
And Mailing Address:

John Cyril Stewart and
Frances Todd Stewart, Co-Trustees of the
Stewart Family Community Property Trust,
dated December 7, 2021
3813 Whitland Avenue
Nashville, TN 37205

Person or Entity Responsible for
Payment of Property Taxes:

SAME / OWNER

Property Address:

3813 Whitland Avenue
Nashville, TN 37205

Map and Parcel No.

104 13 0 021.00

STATE OF TENNESSEE, DAVIDSON COUNTY
The actual consideration given for this conveyance is $-0-

Affiant

Subscribed and sworn to before me this the
7th day of December, 2021.

NOTARY PUBLIC
MY COMMISSION EXPIRES: September 8, 2025.

ERIN WALTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY