Karen Johnson Davidson County
Batch# 794203 DEEDQC
01/24/2022 08:07:24 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220124-0008339

QUITCLAIM DEED

NAME AND ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
Ben Russell Stewart **Jason Robert Stewart** **496 Drake Avenue** **Nashville, TN 37211**	**Robert Stewart** **496 Drake Avenue** **Nashville, TN 37211**	**Tax Parcel # Map 133-1** **Parcel 60**
(STREET ADDRESS) **496 Drake Avenue** **Nashville, TN. 37211**	(STREET ADDRESS) **(SAME)**	

THIS INSTRUMENT WAS PREPARED BY:

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larry@crainlaw.legal

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00/00 DOLLARS.

Peggy D. Stewart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF January, 2022

Valerie Rosenbalm
Notary Public

MY COMMISSION EXPIRES: 5/31/2023
(AFFIX SEAL)

VALERIE S. ROSENBALM
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged,

Robert R. Stewart and wife, Peggy D. Stewart, as Grantors by these presents, do hereby quitclaim and convey unto their sons **Ben Russell Stewart and Jason Robert Stewart.**, Grantees," his successors and assigns, all of her right, title and interest in and to the following described property in Davidson County, Tennessee.

Land in Davidson County, Tennessee, being the easterly part of Lots Nos. 20, 21 and 22 on the Map of William Coleman's Subdivision of 7.08 acres off the west part of Radnor College Land, as of record in Book 547, page 181, Register's Office for said County.

SAID part of Lots Nos. 20, 21 and 22 are described together as follows:
BEGINNING at the northwest corner of Drake Avenue and South Meade Street, said beginning point being the southeast corner of Lot 20; thence with the northerly line of Drake Avenue, westwardly 50 feet; thence northwardly 145 feet more or less to a point in the fenceline; thence with said fence line eastwardly 62 feet more or less to the westerly margin of South Meade Street; thence with said margin of said street southwardly 143 feet more or less to the point of beginning.

BEING part of the same property conveyed to James W. Jackson and wife, Hazel H. Jackson, by deed from Josephine Hardiman, as of record in Book 3643, page 77, in the Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved (x) unimproved ( ) property, known as **496 Drake Avenue, Nashville, TN 37211**.

Witness my hand 13th this ____ day of January 2023.

Robert Stewart
Robert R. Stewart, Grantor

Peggy D Stewart
Peggy D. Stewart, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Valerie Rosenbalm, a Notary Public in and for said county and state, the above-signed ROBERT R. STEWART and PEGGY D. STEWART, with whom I am personally acquainted, and did execute the foregoing Quitclaim Deed for the purposes stated therein.

Sworn to and subscribed before me this 13th day of January, 2023.

Valerie Rosenbalm
NOTARY PUBLIC

My commission expires: 5/31/2023

VALERIE S. ROSENBALM
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY