Karen Johnson Davidson County
Batch# 840206 DEEDQC
04/18/2022 07:53:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220418-0043786

**PREPARED BY:**

*Robert J. Hazard, Esq.*
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201
615.244.4994

STATE OF Tennessee )
COUNTY OF Davidson )

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, April 1, 2022.

Notary Public

My Commission Expires: 1-11-26

LYNNE B. JERVIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 11, 2026

**New Owner Address:**
James Max Stewart and
Margaret A. Stewart, Co-Trustees
1385 Via Vista
Fallbrook, CA 92028

**Send Tax Bills To:**
Same

**Map-Parcel Number**
092-050-0-157

## QUITCLAIM DEED

**Margaret A. Stewart and James M. Stewart, wife and husband** (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **James Max Stewart and Margaret A. Stewart, Co-Trustees of the James & Margaret Stewart Family Trust, dated March 25, 2022, and any amendments thereto**, ("Grantee"), all right, title and interest of Grantor in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A.

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

*<Signature page to follow.>*

871933.1/2011927

**WITNESS** my hand on this day, March 25, 2022.

**Margaret A. Stewart**

**James M. Stewart**

STATE OF California )
COUNTY OF Riverside )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Margaret A. Stewart** and **James M. Stewart** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument as their free act and deed and for the purposes therein contained.

**WITNESS** my hand and official seal on this day, March 25, 2022.

Notary Public

My Commission Expires: 9/13/2022

Notary's Seal

LAILA J. KEPLER
Notary Public - California
Riverside County
Commission # 2254603
My Comm. Expires Sep 13, 2022

871933.1/2011927

## EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 8 in the George I. Waddy's Subdivision of Block Nos. 16 and 26, of Midway, of record in Book 421, page 55, Register's Office for said County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Margaret A. Stewart and James M. Stewart, wife and husband, by warranty deed from Lisa H. Taylor, Trustee of the Randy Hillin 2016 Trust, and Lisa H. Taylor, Trustee of the The Lisa H. Taylor 2016 Trust, both with an equal, undivided tenant-in-common interest, of record in Instrument No. 20220105-0001888, Register's Office for Davidson County, Tennessee.

The description is the same as that used in the last deed prior to this transaction.

This is improved property known as 926 32nd Avenue North, Nashville, TN 37209.

**True Copy Certification**

I, Robert J. Hazard, Esq., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 25, 2022.

Affiant Signature

Date: April 1, 2022

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Lynne Jervis, a notary public for this county and state, Robert J. Hazard who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

**WITNESS** my hand and official seal on this day, April 1, 2022.

Lynne B. Jervis
Notary's Signature

My Commission Expires: 1-11-26

Notary's Seal

LYNNE B. JERVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 11, 2026

871933.1/2011927