Name and Address of New Owner:
CTAFS Properties, LLC
1203 Littonwood Drive
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 873822 DEEDQC
06/17/2022 02:49:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220617-0069842

Send Tax Bills To:
CTAFS Properties, LLC
1203 Littonwood Drive
Nashville, TN 37216

This Instrument Prepared By:

Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 083-03-0-273.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Curtis Taylor Stewart, married,** "the Grantor," convey and quitclaim unto **CTAFS Properties, LLC,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of the east part Lot No. 39 on the Plan of W.S. Ashworth's Resubdivision of Lots 47, 48, 49 & 50 of the Town of Brownsville, of record in Book 161, Page 153, in the Register's Office for Davidson County, described according to a survey made by James A. Hamilton, Jr., dated April 30, 1949 as follows:

Beginning at a point in the north margin of Greenwood Avenue at an iron pin at southeast corner of Lot No. 1 on the Map showing the subdivision of Lot No. 39 and the east part of Lot No. 37 and the west 50 feet of Lot No. 39 of the W.S. Ashworth's Subdivision of record in Book 547, Page 131, said Register's Office; thence north along the rear line of Lot No. 1, 60 feet to a line stake at the southeast corner of Lot No. 2, and along the line lying east of a hedge row, a distance of 50 feet, more or less, to a point; thence westerly 5.7 feet to an iron pin at the southeast corner of Lot No. 3 of said Ashworth's Subdivision; thence northerly along the line between Lot No. 3 and the west line of the east 50 feet of Lot No. 39, 50 feet to an iron pin in the south margin of a 14 foot alley; thence easterly along said alley 50 feet to a fence line; thence south, along said fence line, 160 feet to a point in the north margin of Greenwood Avenue; thence west along Greenwood Avenue, 50 feet to the beginning.

Being a portion of the same property conveyed to E. Mark Turner, married by Warranty Deed from Paul T. Stevenson, Pamela Ann Stevenson and William J. Beuerlein, Jr. of record in Instrument No. 20011210-0136169, Register's Office for Davidson County, Tennessee, dated November 20, 2001 and recorded on December 10, 2001. (Value or consideration as shown in aforementioned Deed $265,000.00)

Being a portion of the same property conveyed to Curtis Taylor

Stewart, married, by Warranty Deed from E. Mark Turner, married, of record in Instrument No. 20210802-0103745, Register's Office for Davidson County, Tennessee, dated July 30, 2021 and recorded on August 02, 2021. (Value or consideration as shown in aforementioned Deed $1,550,000.00)

This property is not now, nor has it ever been, the primary residence of the Grantor herein.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 8th day of June, 2022.

_____(SEAL)
Curtis Taylor Stewart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of June, 2022, before me personally appeared Curtis Taylor Stewart, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of June, 2022.

SARAH LILE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Signature
My commission expires: 5-5-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 8th day of June, 2022.

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Signature
My commission expires: 11/8/22

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 6-8-22.

Affiant Signature

6-8-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 8 day of June, 2022.

Notary Signature

My Commission Expires: 11/8/22

