Karen Johnson Davidson County
Batch# 923838 DEEDQC
09/30/2022 11:11:30 AM 7 pgs
Fees: $42.00 Taxes: $0.00
20220930-0108069

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	**Title Clearing & Escrow, LLC** **6102 S. Memorial Dr.** **Tulsa, OK 74133**	Kawatha Stewart 5140 Ryan Allen Circle Whites Creek, TN 37189

Order Number: TCEL-212731-TN **Exempt from transfer tax:§67-4-409 (3)(E)**

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Kawatha Stewart, divorced not remarried and Leslie T. Stewart, Jr., divorced not remarried,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Kawatha Stewart, an unmarried woman,** whose address is 5140 Ryan Allen Circle, Whites Creek, TN 37189, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 96 on the Plan of Cobblestone Creek Phase Two of record as Instrument #20060612-0069609, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all matters shown on the Plan of record in Instrument #20060612-0069609, Register's Office of Davidson County, Tennessee.

Subject to declaration of Covenants, Conditions and Restrictions for Cobblestone Creek recorded as Instrument #20041208-0146322. Omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under chapter 42, section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

Subject to Right of-Way easement granted Tennessee Natural Gas lines Inc., of record in record in-Book 2493, Page 137, Register's Office for Davidson County, Tennessee.

Subject to the flow of the waters of any rivers, creeks, or streams across said premises.

Subject to rights of the Public in and to any navigable waterways within the bounds of said premises (a)The rights of upper and lower riparian owners to the free and unobstructed flow of the water of any rivers, creeks, or streams without diminution or pollution and the consequence of any past or future change in the location of any rivers, creeks, or streams.

Subject to riparian rights incident to premises.

Subject to all other easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: Map 41-1-A, Parcel 93
Street address of property: 5140 Ryan Allen Circle, Whites Creek, TN 37189

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20061004-0122922 in the Register's Office, Davidson County, Tennessee.

Signed this 22 day of August, 2022.

Signature of Grantor (1 of 2):

Kawatha Stewart

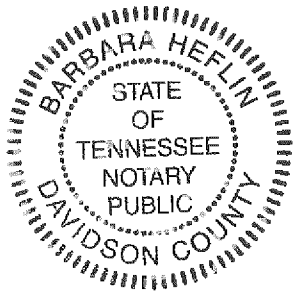
STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 22 day of August, 2022, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Kawatha Stewart, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Barbara Heflin
Notary Public

Comm. Exp. 03/06/2024



Signed this 22nd day of August, 2022.

Signature of Grantor (2 of 2):

Leslie T. Stewart, Jr.

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 22 day of August, 2022, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Leslie T. Stewart. Jr. known to me. or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Barbara Hoffman

Notary Public

Comm. Exp. 03/06/2024

BARBARA HOFFLIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel number: Map 41-1-A, Parcel 93
Street address of property: 5140 Ryan Allen Circle, Whites Creek, TN 37189

Kawaltha Stewart ~~Oath~~ of Consideration

I or we, Leslie Stewart Jr. the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $10.00.

Signed this 22 day of August, 2022.

Signatures of Affiant(s):

Sworn and subscribed before me this 22 day of August, 2022.

Barbara Heflin
Notary Public
Comm. Exp. 03/06/2024

BARBARA HEFLIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Title Clearing & Escrow, LLC
6102 South Memorial Drive
Tulsa, OK 74133

EXHIBIT "A"

FILE No.:TCEL-212731-TN

PROPERTY ADDRESS: 5140 Ryan Allen Circle, Whites Creek, TN 37189

COUNTY: Davidson

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Cobblestone Creek Phase Two of record as Instrument #20060612-0069609, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to NVR, Inc., t/a Fox Ridge Homes, by deed from Autumn Partners, LLC, of record in Instrument #20060705-0079818, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kawatha Stewart, wife and husband, Leslie T. Stewart, Jr., by deed dated September 29, 2006, and recorded October 4, 2006, Book , Page , Document # , Instrument # 20061004-0122922, filed in the office of the Clerk of Davidson County, State of Tennessee.

Certificate of Authenticity

I, Kim Tate, 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 September 13, 2022.

Date

Affiant Signature

Date September 20th, 2022

State of Oklahoma

County of Tulsa

Sworn to and subscribed before me this 20th day of September.

Notary's Signature

KIMBERLY SHIPMAN
NOTARY PUBLIC
No. 21011718
EXP. 9/03/2025
IN AND
FOR
STATE OF OKLAHOMA

My Commission Expires: 9/3/25
Date

Notary's Seal (if on paper)