Karen Johnson Davidson County
Batch# 928100 DEEDQC
10/11/2022 03:06:55 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20221011-0111590

QUITCLAIM DEED

NAME AND ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
Robert R. Stewart **Peggy D. 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:

Larry L. Crain
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Brentwood, TN 37027
(615) 376-3600
larry@crainlaw.legal

STATE OF TENNESSEE)
COUNTY OF Williamson)

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 2022

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,

Ben Russell Stewart and Jason Robert Stewart, as Grantors by these presents, do hereby quitclaim and convey unto their parents **Robert R. Stewart and wife, Peggy D. Stewart,** Grantees," their successors and assigns, all of their rights, 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 the same property conveyed to Ben Russell Stewart and Jason Robert Stewart, by deed from Robert R. Stewart and Peggy D. Stewart, as of record Instrument No. 20220124-0008339, 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 30th this ____ day of September 2022.

Ben Russell Stewart, Grantor

Jason Robert Stewart, Grantor

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, Valerie Rosenbalm, a Notary Public in and for said county and state, the above-signed BEN RUSSELL STEWART and JASON ROBERT 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 30th day of September, 2022.

NOTARY PUBLIC

My commission expires: 5/31/2023

VALERIE S. ROSENBALM
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY