Karen Johnson Davidson County
Batch# 954810 DEEDQC
12/27/2022 08:16:55 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221227-0132356

Instrument prepared by:
MICHAEL K. WALKER
Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219

# QUIT CLAIM DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NO. |
|---|---|---|
| EMILEAH JILL STEWART<br>1609 ROBARDS WAY<br>HERMITAGE, TN 37076 | MR. COOPER.<br>P.O. BOX 650783<br>DALLAS, TX 75265 | 086-07-0-189.00 |

KNOW ALL MEN BY THESE PRESENTS:

That MICHAEL LEE STEWART, Grantor, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Circuit Court for Davidson County, Tennessee, between, EMILEAH JILL STEWART, Plaintiff, and MICHAEL LEE STEWART, Defendant, does hereby demise, release, and forever quitclaim unto the said, EMILEAH JILL STEWART, her heirs successors and assigns, all of his title, interest, and estate, legal and equitable, in and to a tract or parcel of land located in Davidson County, Tennessee, bound and described as follows, to-wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE IN DOCUMENT NUMBER 20041104-1033212 AND IS DESCRIBED AS FOLLOWS:

LOT NO. 257 ON THE FINAL PLANNED UNIT DEVELOPMENT PLAN OF JACKSON'S RETREAT, PHASE V-B, REVISED OF RECORD IN BOOK 6250, PAGE 905, REGISTER'S OFFICE FOR SAID COUNTY, SAID LOT NO. 257 FRONTS 69.72 FEET ON THE NORTHEASTERLY MARGIN OF ROBARDS WAY AND EXTENDS BACK 130 FEET ON THE SOUTHEASTERLY LINE TO A DEAD LINE IN THE REAR MEASURING 6577 FEET THEREON.

SUBJECT TO ANY AND ALL EXISTING RESTRICTIONS AND EASEMENTS OF RECORD

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM EMILEAH JILL STEWART AND WIFE MICHAEL LEE STEWART TO EMILEAH JILL STEWART AND MICHAEL LEE STEWART, WIFE AND HUSBAND, AS TENANTS BY THE NETIRETY BY QUITCLAIM DEED, RECORDED ON MAY 3, 2013, IN DOCUMENT NUMBER 20130503-0044993, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID DEED BEING RECORDED TO CORRECT MARITAL STATUS ON TITLE

BEING THE SAME PROPERTY CONVEYED TO GRANTOR BY DEED DATED OCTOBER 29, 2004 FROM DAVID L'HEUREUX AND SYBIL L'HEUREUX OF RECORD IN DOCUMENT NUMBER 20041104-0133212 OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

COMMONLY KNOWN AS: 1609 ROBARDS WAY, HERMITAGE, TN 37076

**THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEEDS OF RECORD.**

The said EMILEAH JILL STEWART hereby agrees to pay and agrees to hold MICHAEL LEE STEWART harmless from a Deed of Trust in favor of Citibank, N.A. and now Mr. Cooper, said note bearing an original unpaid principal balance of $104,460.00, as evidenced by a Deed of Trust of record filed in Instrument No. 20130503-0044994, recorded on May 3, 2013 in the Register's Office for Davidson County, Tennessee.

The actual consideration on this transfer is $0. Exempt pursuant to T.C.A. 67-4-409(3).

STATE OF TENNESSEE )
)
COUNTY OF Davidson )

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named MICHAEL LEE STEWART, the Grantor, with whom I am personally acquainted, who acknowledged to me that he executed the within instrument for the purposes therein contained.

Michael Lee Stewart
MICHAEL LEE STEWART
Grantor

Sworn to and subscribed before me
this 27 day of September, 2022.

NOTARY PUBLIC

My commission expires: _____

STATE OF TENNESSEE )
)
COUNTY OF Davidson )

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named EMILEAH JILL STEWART, the Grantee, with whom I am personally acquainted, who acknowledged to me that she executed the within instrument for the purposes therein contained.

Emileah Jill Stewart
EMILEAH JILL STEWART
Affiant/Grantee

Sworn to and subscribed before me
this 26 day of October, 2022.

NOTARY PUBLIC

My commission expires: 1-3-2023

YAMINAH MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-03-2023

This instrument prepared from information provided by the parties involved.