**THIS INSTRUMENT PREPARED BY:**
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# QUITCLAIM DEED

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER: |
|---|---|---|
| Laiandrea Maple Stewart<br>704 Collins Trace Court<br>Nashville, TN 37221 | Same | Map-Parcel Numbers:<br>155-08-OC-183.00 CO |

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by hereinafter named "Grantee", and all other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledge, RICHARD STEWART, a married man, hereinafter "Grantor", does hereby transfer, release, relinquish, quitclaim and convey unto his daughter, LAIANDREA MAPLE STEWART, unmarried, hereinafter "Grantee" all of Grantor's right, title and interest in and to that tract or parcel of real property located in Davidson County, Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 183, on the plan of Poplar Creek Estates, Phase 2, as shown on plat of record in Plan Book 6900, Pages 339-347, as amended in Plan Book 7900, Pages 888 and 889, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Richard Stewart, a married man and daughter, Laiandrea Maple Stewart, unmarried, from 20181130-0116950, Register's Office for Davidson County, Tennessee.
>
> Richard Stewart nor his wife has ever lived at the property. This is improved property known as 704 Collins Trace Court, Nashville, Tennessee 37221.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective this 27th day of December 2022.

**GRANTOR:**

Richard Stewart

NICHOLE DANIEL
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Richard Stewart, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 27th day of December 2022.

Nichole Daniel
Notary Public

My Commission Expires: July 7, 2025

STATE OF TENNESSEE )
COUNTY OF )

The greater of the actual consideration for this transfer and the fair market value of the property is $0.

Affiant

Subscribed and sworn to before me,
this 27th day of December, 2022.

NICHOLE DANIEL
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: July 7, 2025

**THIS CONVEYANCE IS EXEMPT FROM RECORDATION TAX UNDER T.C.A. § 67-4-409(A)(3)(F). NO OATH OF VALUE IS REQUIRED FOR THIS DEED IN ACCORDANCE WITH THE PROVISIONS OF T.C.A. § 67-4-409(A)(5).**

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, BENJAMIN K. LANCASTER 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 December 27, 2022 (date of document).

Affiant Signature

1/3/2023
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 3 day of January, 2023

Notary's Signature

My Commission Expires: 9/7/26.

MICHELLE GOODEN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 09-07-2026