THIS INSTRUMENT PREPARED BY:
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Karen Johnson Davidson County
Batch# 959293 DEEDQC
01/09/2023 11:53:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230109-0001683

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
The Enduring Love Trust 704 Collins Trace Court Nashville, TN 37221	Same	Map-Parcel Numbers: 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, LAIANDREA MAPLE STEWART, unmarried, hereinafter "Grantor", does hereby transfer, release, relinquish, quitclaim and convey unto the TRUSTEES OF THE ENDURING LOVE TRUST u/t/a dated September 27, 2022, 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, and Richard Stewart thereafter conveying his interest in said propder to Laiandrea Maple Stewart in Instrument No. 202301090001682 Register's Office for Davidson County, Tennessee.
>
> 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:

Laiandrea Maple 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 Laiandrea Maple 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 she executed the foregoing instrument for the purposes therein contained.

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

Nicholson Daniels
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.

Laiandrea Maple Stewart
Affiant

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

NOTARY PUBLIC

My Commission Expires: July 7, 2025

NICHOLE DANIEL
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

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.

