Karen Johnson Davidson County
Batch# 968312 DEEDQC
02/07/2023 10:54:29 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230207-0008822

QUITCLAIM DEED

ADDRESS OF NEW OWNER AS FOLLOWS:

Curtis T. Stewart & Rhonda Kaye Stewart, Co-Trustees
Stewart Tennessee Community Property Trust
150 Grassland Drive
Gallatin, TN 37066

SEND TAX BILLS TO: same

MAP & PARCEL ID. 083 07 0 319.00

THIS INSTRUMENT WAS PREPARED BY:
Elizabeth L. Adams, Attorney - 7100 Hardwood Lane - College Grove, TN 37046
Phone: 615-293-5598 - Fax: 615-791-6096 - Email: eadams@adamslaw-tn.com

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration for this transfer is $-0-.)

Curtis T Stewart)
CURTIS T. STEWART, Trustee)
Affiant)

Subscribed and sworn to before me,)
this 6th day of February, 2023.)

Elizabeth L. Adams)
NOTARY PUBLIC)
My Commission Expires: March 19, 2023)

ELIZABETH L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, RHONDA KAYE STEWART, "Grantor," by these presents, does hereby quitclaim and convey unto CURTIS T. STEWART AND RHONDA KAYE STEWART, AS CO-TRUSTEES OF THE STEWART TENNESSEE COMMUNITY PROPERTY TRUST, dated February 6, 2023, "Grantee," their successors and assigns all of their interest in and to the following described property with all improvements located thereon, lying situate and being in Davidson County, Tennessee, bounded and described as follows:

LAND in Davidson County, Tennessee, being Lot No. 1 on the plan of Section One, Eastland Oaks, of record in Book 4660, page 67, Register's Office for Davidson County.

Said Lot No. 1 front 65.00 feet on the northerly margin of Eastland Avenue and extends back 200.0 feet on the easterly line and 200.0 feet on the westerly line to a dead line in the rear measuring 66.91 feet.

BEING the same property that vested in Rhonda Kaye Stewart, pursuant to the Last Will and Testament of Mildred Louise Boner Miller, dated November 20,

2014, and subject of the Order to Admit Will to Probate for the Limited Purpose of Establishing Muniment of Title to Real Estate, Case No. 2022PR-540, in the Chancery Court for Sumner County, Tennessee at Gallatin, of record in Instrument Number: 20221012-0111709, Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 2307 A Eastland Avenue, Nashville, Tennessee 37206.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 6th day of February, 2023.

Rhonda Kaye Stewart
RHONDA KAYE STEWART

STATE OF TENNESSEE)
COUNTY OF SUMNER)

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

WITNESS, my hand and official seal this 6th day of February, 2023.

Elizabeth L. Adams
Notary Public

My Commission Expires: March 19, 2023.

