Prepared by:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr, 290
Brentwood, TN 37027
B-23-3152

Karen Johnson Davidson County
Batch# 1040040 DEEDQC
08/18/2023 01:30:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230818-0064729

STATE OF TENNESSEE
COUNTY OF Montgomery
The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this 7 **day of August, 2023.**

Notary Public
My commission expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
Elisabeth Sarah Stewart & Kristopher Kast	Current Owner	091-02-3M-002.00-CO
6004 B Pennsylvania Avenue		
Nashville, TN 37209		

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, **Elisabeth Sarah Stewart, an unmarried woman**, hereinafter the Grantor(s), by these presents, does hereby quitclaim and convey unto **Elisabeth Sarah Stewart, and Kristopher Kast, as joint tenants with rights of survivorship**, hereinafter the Grantee(s), all the interest the Grantor(s) has/have in the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit B, as established by Declaration of Covenants, Conditions and Restrictions for 6004 Pennsylvania Avenue Townhomes, of record as Instrument No. 20150807-0078937 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charity R. Lomax, unmarried by Warranty deed from Castleridge Home Builders, LLC of record in Instrument No. 20151214-0125634 Register's Office for Davidson County, Tennessee, dated December 11, 2015 and recorded on December 14, 2015. (Value of consideration shown in aforementioned deed $348,500.00.)

Being the same property conveyed to Elisabeth Matthew B. Mills and Elisabeth S. Stewart, husband and wife by Warranty deed from Charity R. Lomax, a single woman of record in Instrument No. 20220201-0011507 Register's Office for Davidson County, Tennessee, dated January 27, 2022 and recorded on February 01, 2022. (Value of consideration shown in aforementioned deed $579,900.00.)

Being the same property conveyed to Elisabeth Sarah Stewart, an unmarried woman, by QuitClaim Deed, per Final Divorce Decree in Circuit Court for Davidson County, Tennessee, having Docket # 23D69, from Matthew Blossom Mills, an unmarried man, dated _____ and recorded on _____ of record in Instrument No. _____, Register of Deeds Office, Davidson County, Tennessee.

202308180064728

This property is improved property known as 6004 B Pennsylvania Avenue, Nashville, TN 37209.

Witness my hand this 10 day of August, 2022.

Elisabeth Sarah Stewart

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, **Elisabeth Sarah Stewart**, the undersigned, a notary public in and for said county and state, the within named 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 within instrument for the purposes therein contained.

Witness my hand and seal this 10 day of August, 2023.

Notary
My Commission Expires: 5 10 27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

(Notary Seal)

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

Certificate of Authenticity

I, Joshua A. Terry, 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 8/10/2023.

Affiant Signature – Joshua A. Terry

8/17/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/17/2023.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27