Karen Johnson Davidson County
Batch# 1068014 DEEDQC
11/02/2023 02:39:30 PM 14 pgs
Fees: $72.00 Taxes: $0.00
20231102-0085978

Name and Address of New Owner:
Darlene Stephen aka Darlene McEwen and Phillip McEwen Jr
Add Address

Send Tax Bills To:
Darlene Stephen aka Darlene McEwen and Phillip McEwen Jr
Add Address

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Property Address: 1909 Heiman Street, Nashville, TN 37208
Map & Parcel No: 081-15-0-451

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Kenneth McEwen, Darleen Stephen aka Darlene McEwen, Benjamin McEwen, Kimberly McEwen, Sharon McEwen, Phillip McEwen Jr, Patrick McEwen, James Drake, Rachel Drake, Robert McEwen III, Latoya McEwen, Nathan McEwen , collectively "the Grantors," convey and quitclaim unto **Darlene Stephen aka Darlene McEwen and Phillip McEwen Jr,** "the Grantee," all their right, title and interest in the following described real estate in Davidson County, Tennessee:

> Being Lot No. 62 on the plan of George Shields' First Addition to North Nashville as of record in Book 57, page 62, Register's Office for Davidson County, Tennessee. Said Lot No. 62 fronts 50 feet on the southerly side of Heiman Street and runs back between parallel lines 140 feet to an alley.
>
> Being the same property conveyed to Abraham S. McEwen and wife, Mary L. McEwen, by Warranty Deed dated April 6, 1953 from Leon Gilbert, an unmarried man, recorded April 8, 1953 in the Register's Office. Abraham S. McEwen died on or about March 22, 1962 leaving Mary L. McEwen as the surviving tenant by the entirety. Mary L. McEwen died on or about August 9, 2015. Mary L. McEwen left a will but said will was not submitted to probate. This deed is being executed by Kenneth McEwen, Darleen Stephen aka Darlene McEwen, Benjamin McEwen, Kimberly McEwen, Sharon McEwen, Phillip McEwen Jr, Patrick McEwen, James Drake, Rachel Drake, Robert McEwen III, Latoya McEwen, Nathan McEwen as evidenced by the Affidavits of Heirship as to Mary L. McEwen and the Affidavits as to Phillip McEwen, Sr. which are being recorded simultaneously herewith.

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF

AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 21st day of September, 2023.

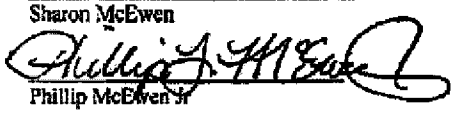
Kenneth McEwen

Darlene Stephen

Benjamin Gessner

Kimberly Gessner

Sharon McEwen



Phillip McEwen Jr

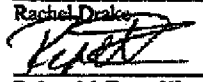
Patrick McEwen

William Steven Mcewen Jr

Stephanie Mcewen Samuels

James Drake

Rachel Drake



Robert McEwen III

Latoya McEwen

Nathan McEwen

202311020085978

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Benjamin Gessner

Kimberly Gessner

Sharon McEwen

Phillip McEwen Jr

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202311020085978

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6 day of October 2023, before me personally appeared ~~Kenneth McEwen~~, ~~Darlene McEwen~~, ~~Benjamin McEwen~~, Kimberly McEwen, Sharon McEwen, Phillip McEwen Jr, ~~Patrick McEwen~~, ~~James Drake~~, ~~Rachel Drake~~, Robert McEwen III, ~~Latoya McEwen~~, ~~Nathan McEwen~~ to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of October, 2023.

Notary Signature
My commission expires:

JOHN ALFRED BELL JR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of October, 2023, before me personally appeared ~~Kenneth McEwen~~, Darlene McEwen, Benjamin McEwen, ~~Kimberly McEwen~~, ~~Sharon McEwen~~, ~~Phillip McEwen Jr~~, ~~Patrick McEwen~~, James Drake, Rachel Drake, Robert McEwen III, Latoya McEwen, Nathan McEwen to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of October, 2023.

Notary Signature
My commission expires:

JOHN ALFRED BELL, JR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 6-9-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19 day of October, 2023, before me personally appeared Kenneth McEwen, ~~Darlene McEwen~~, Benjamin McEwen, ~~Kimberly McEwen~~, ~~Sharon McEwen~~, ~~Phillip McEwen Jr~~, Patrick McEwen, James Drake, Rachel Drake, ~~Robert McEwen III~~, ~~Latoya McEwen~~, ~~Nathan McEwen~~ to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed. ~~*~~ William McEwen Jr, Stephanie McEwen,

Witness my hand, at office, this 19th day of October, 2023.

Notary Signature
My commission expires: 3/3/25

DELANA LOWHORN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of October, 2023, before me personally appeared Kenneth McEwen, Darlene McEwen, Benjamin McEwen, Kimberly McEwen, Sharon McEwen, Phillip McEwen Jr, Patrick McEwen, James Drake, Rachel Drake, Robert McEwen III, Latoya McEwen, Nathan McEwento me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of October, 2023.

Notary Signature
My commission expires: 3/3/25

DELANA LOWHORN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 27th day of October, 2023.

Notary Signature
My commission expires: 3/3/25

DELLANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 10/5/2023 (date of document).

Regina Sullo
Affiant Signature

November 2, 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 2nd day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

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