Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Karen Johnson Davidson County
Batch# 1116043 DEEDQC
03/27/2024 03:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240327-0021475

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Edward N. Stewart, Jr., Trustee
Edward N. Stewart, Jr. Revocable Living Trust
418 E. Iris Drive
Nashville, TN 37204

Send Tax Bills To:
New Owner

Map and Parcel No.
118 11 0 152.00
118 11 0 153.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Eddie N. Stewart, individually**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Edward N. Stewart, Jr., Trustee, Edward N. Stewart, Jr. Revocable Living Trust Agreement dated March 27, 2024** ("Grantee"), all of his interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Being all of Lot Nos. 9 and 10, Block 1, Berry Hill Gardens of record in Book 1130, Page 36, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to **Eddie N. Stewart, individually**, by Warranty Deed dated September 17, 2009, from Dale & Associates, Inc., recorded in Instrument No. 20090928-0089743, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

Eddie N. Stewart and **Edward N. Stewart, Jr.** are one and the same person.

This is improved property known as: **416-418 East Iris Drive, Nashville, TN 37204**.

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 27th day of March 2024.

Eddie N. Stewart

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Eddie N. Stewart**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of March 2024.

Notary Public

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 8/10/2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 27th day of March 2024.

Notary Public

My Commission Expires: 8/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, **Russell T. Cook**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 27, 2024.

Affiant Signature

March 27, 2024

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 27th day of March 2024.

Notary's Signature

My Commission Expires: 9/23/24

Notary's Seal:

