Prepared by:
Hywater Title
312 East College Street
Dickson, TN 37055
D24-5402

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and Sworn before me this 5 day of April, 2024.

Notary Public
My commission expires: 4/2/26

F W ROSE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES 01/21/2026

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
The James Everette Stewart Revocable Trust 5102 Dakota Avenue Nashville, TN 37209	The same	091-15-0-186

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof are hereby acknowledged, **Mary Jean Stewart,** hereinafter the Grantor(s), by these presents, does hereby quitclaim and convey unto **Mary Stewart Johnson, Trustee of the James Everette Stewart Revocable Trust** hereinafter the Grantee(s), all the right, title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Being part of Block No. 16 on the Map of Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, R.0.D.C., Tennessee, described as follows:

Beginning on the northerly margin of Dakota, formerly Fourth Avenue, at the southeast corner of the property conveyed to D.N. Linton and wife, by deed from Joe B. Holder and wife, of record in Book 1085, Page 300, said Register's Office, said point being 200 feet east of the easterly margin of 52" Avenue North; thence with the northerly margin of Dakota Avenue, eastwardly 50 feet; thence at right angles, northwardly 150 feet to the southerly margin of an alley; thence with said alley westwardly 50 feet to the northeast corner of said Linton property; thence with said Linton's easterly line, southwardly 150 feet to the beginning.

Being the same property conveyed to F.E. Stewart and wife, Mary C. Stewart, by deed from D.G. Cannon and wife, Eina Cannon, of record in Book 1320, Page 272, Registers Office of Davidson County, Tennessee. The said F.E. Stewart (also known as Fred E. Stewart) having predeceased his wife, Mary C. Stewart (also known as Mary Capley Stewart). The said Mary Capley Stewart having since died, leaving a will, of record in Will Book 237, Page 113, Davidson County Probate Clerk's Office under Probate Docket No. 00P1349. Mary Jean Stewart Parker and James Everette Stewart being the Devisees under the Last Will and Testament of Mary Capley Stewart.

Being the same property conveyed to James Everette Stewart, by Executor's Quitclaim Deed from James E. Stewart, Executor, of the Estate of Mary Capley Stewart, of record in Instrument #20020328-0038271, dated March 12, 2002 Register's Office of Davidson County, Tennessee. Further being the same property conveyed to James Everette Ste

Karen Johnson
Batch # 1120150
04/08/2024 10:41:13 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240408-0024670

the James Everette Stewart Revocable Trust dated February 26, 2003 by Warranty Deed from James Everette Stewart, dated March 12, 2002 and of record in Instrument #20020328-0038272, Register's Office of Davidson County, Tennessee.

The said Mary Jean Stewart and Mary Jean Stewart Parker being one in the same person.

The purpose of this Quitclaim Deed is to convey any interest of Mary Jean Stewart (also known as Mary Jean Stewart Parker) pursuant to the Will of Mary Capley Stewart.

This property is improved property known as **5102 Dakota Avenue, Nashville, TN 37209.**

Witness my hand this 1 day of April, 2024.

Mary Jean Stewart

Mary Jean Stewart

JULIET W WAHOME
NOTARY PUBLIC
MONTGOMERY COUNTY
MARYLAND
MY COMMISSION EXPIRES 8/14/2024

STATE OF MARYLAND
COUNTY OF Montgomery

On this 1 day of April, 2024, before me personally appeared Mary Jean Stewart 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 1 day of April, 2024.

Juliet W Wahome

Notary Signature
My commission expires: 08/14/2024