QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1140924 DEEDQC
05/30/2024 11:22:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240530-0040133

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF May 2024.

Notary Public

MY COMMISSION EXPIRES: 3/9/2027
(AFFIX SEAL)

STEPHANIE ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Manson Johnson Conner PLLC
1720 West End Avenue, Suite 300, Nashville, TN 37203
(615) 254-1600

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Reginald A. Stuart and Daryl T. Stuart, as Trustees for The Stuart Family Revocable Trust	**New Owner**	**08114005400**
(NAME)	(NAME)	
13102 Tamarack Road		
(ADDRESS)	(ADDRESS)	
Silver Spring, MD 20904		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **REGINALD ALPHONSO STUART AND DARYL THOMAS STUART,** HEREINAFTER COLLECTIVELY CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVER UNTO **REGINALD A. STUART AND DARYL T. STUART, AS TRUSTEES FOR THE STUART FAMILY REVOCABLE TRUST,** HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, ALL OF ITS RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACTS/PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee as follows:

BEING Lot No. 22 on the Map of E.T. Holman's Subdivision of Lots Nos. 41, 42, and 43 Boyd McNairy's Plan, recorded in Book 161, page 2 of said Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts fifty (50) feet on the North side of Scovel Street, and extends back in a northerly direction between parallel lines, 150 feet to an alley.

Being the same property conveyed to Reginald Alphonso Stuart and wife, Daryl Thomas Stuart, by Quitclaim Deed from Edward T. Kindall, Trustee, of record in Instrument #20151026-0108691 in said Register's Office.

This is improved property known as 2510 Scovel Street, Nashville, Tennessee 37208.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEE AND/OR GRANTOR. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE, THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

Witness my hand (s) this the 21st day of May 2024.

Reginald A. Stuart

Reginald Alphonso Stuart

Daryl Thomas Stuart

Daryl Thomas Stuart

STATE OF Maryland

COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **REGINALD ALPHONSO STUART,** the within named grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of May 2024.

J Salazar osa

Notary Public

My Commission Expires: 08/09/2026

JULIO C SALAZAR MACEDA
NOTARY PUBLIC
MONTGOMERY COUNTY
MARYLAND
MY COMMISSION EXPIRES AUGUST 9, 2026

STATE OF Maryland

COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DARYL THOMAS STUART,** the within named grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of May 2024.

J Salazar osa

Notary Public

My Commission Expires: 08/09/2026

JULIO C SALAZAR MACEDA
NOTARY PUBLIC
MONTGOMERY COUNTY
MARYLAND
MY COMMISSION EXPIRES AUGUST 9, 2026

Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 5/21/24

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date 05-28-24

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 05/28/2024

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

