QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1141034 DEEDQC
05/30/2024 02:47:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240530-0040277

The actual consideration or value for this transfer is $ - 0 -

Lois A. Larson
AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 28 day of May 2024

NOTARY PUBLIC
My Commission Expires: 01/24/2028

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd; Old Hickory, TN. 37138 (615)847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
LOIS A. LARSON, et al. 103 Dellrose Dr. Nashville, TN 37214	New Owners	043 13 0 / 303.00 043 13 0 / 304.00

FOR LOVE AND AFFECTION for our step-brother, LEROY PRESTON, and other good and valuable consideration, the receipt of which is hereby acknowledged, and the Express purpose of terminating the Life Estate of LOIS A. LARSON, in favor of her Actuarial share of the property,

WE, **LOIS A. LARSON, TERRY LEE STEWART**, and **ANDREA STEWART BAKER,** /aka ANDRIA STEWART BAKER the GRANTORS herein, by these presents do transfer, QuitClaim and convey all our right title and interest, equitable and otherwise unto:

LOIS A. LARSON, a **60%** share of the whole, **LEROY PRESTON,** a **26.6 %** of the whole, and *** **ANDREA STEWART BAKER**, a **13.4%** of the whole, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

*** a/k/a ANDRIA STEWART BAKER

SEE ATTACHED EXHIBIT "A"

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances and restrictions of record in the Register's Office for Davidson County, TN, and otherwise, as may affect the property.

This is improved property known as: 204 Hickory St: & 0 Hickory St, Madison, TN 37115 .

Witness our hands this 28 day of May, 2024.

Lois A. Larson
LOIS A. LARSON

Terry L Stewart
TERRY LEE STEWART

Andria S. Baker
ANDREA STEWART BAKER

I

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy Johnston Ellis IV, a Notary Public in and for said County and State, the within named LOIS A. LARSON the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal this 28 day of May, 2024.

NOTARY PUBLIC
My Commission Expires: 01/24/2028

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy Johnston Ellis IV, a Notary Public in and for said County and State, the within named TERRY LEE STEWART the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument, for the purposes therein contained.

Witness my hand and official this 28 day of May, 2024.

NOTARY PUBLIC
My Commission Expires: 01/24/2028

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF ~~ALABAMA~~ Tennessee }
COUNTY OF Davidson }

Personally appeared before me, Tatiana Esmeralda Figueroa, a Notary Public in and for said County and State, the within named ANDREA STEWART BAKER the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal this 25th day of May, 2024.

NOTARY PUBLIC
My Commission Expires: 06/22/2026

TATIANA ESMERALDA FIGUEROA STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

EXHIBIT "A"

PARCEL I.

Property Address:
204 Hickory Street
Madison, TN. 37115

Map / Parcel: 043 13 0 / 304.00

Land in Davidson County, Tennessee, being Lot No. 39 of Block "D" on the Map of Crittenden Estates, as of record in Book 9741, page 69, Register's Office for Davidson County, Tennessee.

Said Lot No. 39 fronts 50 feet on the Southerly side of Hickory Street (formerly Oak Street) and runs back 153 feet on the Easterly line and 164 feet on the Westerly line, to a dead line, measuring 50 feet thereon.

Being all the same property conveyed to **Lois Stewart Larson**, *for Life*, Remainder to **Juanita K. Preston,** by deed from J. Blake Freeman, strawman for Juanita K. Preston, and husband, Leroy Preston, Jr. Dated August 26, 1987, and of record in Book 7336, page 958, Register's Office for Davidson County, Tennessee.

Juanita K. Preston died April 12, 2005, intestate, in Davidson County Tennessee Leaving **Lonnie Wade Stewart**, **Lois A. Larson**, and **Terry Lee Stewart** as her sole heirs-at-law as reflected by Affidavit of Heirship of record as Instrument #210240226-0012662, Register's Office for Davidson County, Tennessee. The said **Lonnie Wade Stewart** died December 21, 2023, intestate, in Davidson County, Tennessee leaving his only child, **Andrea Stewart Baker**, a/k/a **Andria Stewart Baker**, as his sole heir-at-law as reflected by Affidavit of Heirship of record as Instrument #210240226-0012663, Register's Office for Davidson County, Tennessee.

PARCEL II.

This is unimproved property, known as:
0 Hickory Street
Madison, TN. 37115

Map / Parcel: 043 13 0 / 303.00

Lot 40 of Block "D" of Crittenden Estates as of record in Book 974, page 69, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description;

Being all the same property conveyed to **Lois Stewart Larson**, *for Life*, Remainder to **Juanita K. Preston**, by deed from Juanita K. Preston dated 08/06/2003, and of record as Instrument # 20030807-0112506, Register's Office for Davidson County, Tennessee.

Juanita K. Preston died April 12, 2005, intestate, in Davidson County Tennessee Leaving **Lonnie Wade Stewart, Lois A. Larson**, and **Terry Lee Stewart** as her sole heirs-at-law as reflected by Affidavit of Heirship of record as Instrument #210240226-0012662, Register's Office for Davidson County, Tennessee. The said **Lonnie Wade Stewart** died December 21, 2023, intestate, in Davidson County, Tennessee leaving his only child, **Andrea Stewart Baker** a/k/a **Andria Stewart Baker** as his sole heir-at-law as reflected by Affidavit of Heirship of record as Instrument #210240226-0012663, Register's Office for Davidson County, Tennessee.

This instrument was prepared by:
Leroy Johnston Ellis, IV, Attorney at Law
3844 Old Hickory Blvd. Old Hickory, TN 37138
615-847-2000, Johnny@LJELAW.com

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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 May 28 2024.

Leroy Johnston Ellis, IV, Affiant

May 28, 2024
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 28 day of May, 2024.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 11/06/2024

CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney-at-Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com