Karen Johnson
Batch # 1159060
07/17/2024 10:12:16 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240717-0053733

This Instrument Prepared by:
Bankers Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bill to:	MAP-PARCEL
Jennifer Johnson and Jamie Johnson 8428 Stratford Court Florence, KY 41042	New Owners	11804004100

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, I, **Felicia Denson,** the **Grantor** herein, by these presents do hereby **QUITCLAIM** and **CONVEY** unto **Jennifer Johnson** and **Jamie Johnson,** the **Grantees** herein, their successors and assigns, all of my right, title, and interest in and to the following described real property in Davidson County, Tennessee:

A tract of land in Davidson County, Tennessee, being known as Tract No. 1 on the map showing Re-Subdivision of Lot Nos. 1 to 6 inclusive of a part of the J. W. Russwurm Property on Rose or Rosedale Avenue and described according to a survey made by Hal R. Swann, Surveyor, dated March 8, 1943, as follows:

Beginning at the northwest corner of Gladstone Avenue and Rosedale Avenue; thence northerly along the westerly margin of Gladstone Avenue 104.6 feet to an iron pipe; thence leaving said Avenue and running in a northwesterly direction, 28.6 feet to an iron pin at the northeast corner of said lot; thence westerly along the north line of said lot, 62.7 feet to an iron pin at the corner of Lot Nos. 1 and 2; thence southerly along the line between said lots, 149.3 feet to an iron pin in the northerly margin of Rosedale Avenue; thence easterly along the margin of said Avenue, 66.7 feet to the beginning.

Being the same property conveyed to Amos R. Stewart and wife, Willie Moore Stewart, by deed from Delmar Ray Anderson and wife, Betty Katherine Hamlett Anderson, of record in Book 3616, Page 133, Register's Office for Davidson County, Tennessee. Pursuant to a *Final Decree of Divorce* styled Willie Lee Stewart v. Amos Russell Stewart, entered in the Fifth Circuit Court for Davidson County, Tennessee in Docket No. 86877 on October 4, 1977, the ownership of the herein described real property was converted from a tenancy by the entirety between Amos R. Stewart and Willie Moore Stewart a/k/a Willie Lee Stewart to a tenancy in common between Amos R. Stewart and Willie Moore Stewart a/k/a Willie Lee Stewart.

Amos R. Stewart died, intestate, on June 30, 1987, survived by the following heirs at law: his adult children, namely Diana (Stewart) Johnson, Lisa (Stewart) Denson, William Bruce Stewart, and Michael Wayne Stewart.
Further, being the same property conveyed to Willie Moore Stewart, William B. Stewart and wife, Dorothy M. Stewart, by Quitclaim Deed from Willie Moore

Stewart, dated November 21, 1990, and recorded on November 28, 1990. Willie Lee Moore Stewart died, intestate, on February 11, 1994, survived by the following heirs at law: her adult children, namely Diana (Stewart) Johnson, Lisa (Stewart) Young, f/k/a Lisa (Stewart) Denson, William Bruce Stewart, and Michael Stewart.

Further, being the same property conveyed to Diana L. Johnson, unmarried, by Quitclaim Deed from William B. Stewart and Dorothy M. Stewart, husband and wife, dated February 9, 2006 and recorded on February 9, 2006, Register's Office for Davidson County, Tennessee.

Lisa Gayle Stewart Young, formerly known as Lisa Stewart Denson, died, intestate, on November 20, 2016, survived by the following heirs at law: her adult children, Felicia Denson, Davanda Denson, also known as Davanda Benningfield, Thunder Young, Storm Young, and Sundance Young.

Diana L. (Stewart) Johnson died, intestate, on July 21, 2022, survived by the following heirs at law: her adult children, Jennifer Johnson and Jamie Johnson. Further, being the same property conveyed to Jennifer Johnson and Jamie Johnson by Personal Representative's Deed from Jennifer Johnson, as the Personal Representative of the Estate of Diana L. Johnson, dated April 28, 2023 and recorded on June 29, 2023, of record in Instrument No. 20230629-0049471, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Jennifer Johnson and Jamie Johnson by Quitclaim Deed from Michael Wayne Stewart, dated June 25, 2024 and recorded on July 8, 2024 in Instrument No. 20240708-0050778, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this property.

This is improved real property with a mailing address of: 510 Rosedale Avenue, Nashville, TN 37211.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 12 day of July, 2024.

Felicia Denson

Felicia Denson

[NOTARY SECTION TO FOLLOW]

STATE OF Indiana)
COUNTY OF Floyd)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Felicia Denson,** the within named bargainor, 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 the 17th day of July, 2024.

Samuel Cain
Notary Public

My Commission Expires: 05/02/2031

SAMUEL CAIN
Floyd County
NOTARY PUBLIC
Commission Number
748688
NOTARY SEAL
My Commission Expires
05/02/2031
STATE OF INDIANA

STATE OF TENNESSEE
COUNTY OF Davidson

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Gracey Perry
Affiant

Subscribed and sworn to before me this 12 day of July, 2024.

Notary Public

My Commission Expires:

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024