This instrument prepared by:
(And return to:)

Jeffrey M. Grissim,
Attorney at Law
1222 17th Avenue S.
Nashville, TN 37212

Karen Johnson Davidson County
Batch # 1179532 DEEDQC
09/10/2024 10:02:26 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240910-0069628

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Elise Orr and Bradley L. Johnson 4400 Nevada Avenue Nashville, TN 37209	SAME	091-16-0-102.00

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

WHEREAS, Diane L. Stewart, heir-at-law to Marilyn Kay Johnson, being widowed and having no children, being one of three children of Marilyn Kay Johnson, hereby wishes to disclaim any interest in and to the herein described real property and to convey any and all interest in and to the herein described real property by quitclaim deed to her two siblings, Elise Orr and Bradley L. Johnson. Marilyn Kay Johnson had no other children, no adopted children, and no child of Marilyn Kay Johnson has predeceased Marilyn Kay Johnson.

NOW THEREFORE, FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Diane L. Stewart**, an un-married person, (the "Grantor"), has bargained and quitclaim, and by these presents does transfer and convey unto the said **Elise Orr and Bradley L. Johnson** (the "Grantee"), their successors and assigns, all of her right, title and interest in and to that certain land in Davidson County, State of Tennessee, and more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 301 and the Easterly 10 feet of Lot No. 303 of Block No. 14 on the plan of Charlotte Park Company's First Addition, as of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

Said Lot No. 301 and the Easterly part of Lot No. 303 front together 60 feet on the Northerly side of Nevada, formerly Third Avenue, and run back between parallel lines with the westerly margin of 44th Avenue, North, formerly Third Street, 180 feet to an alley.

BEING the same property conveyed to Marilyn K. Johnson, unmarried by Warranty Deed from Christopher Dwayne Curtis and wife, Dana Nichole Curtis of record in **Book 9483, page 308,** Register's Office for Davidson County, Tennessee, dated September 30, 1994 and recorded on October 04, 1994.

The said Marilyn K. Johnson a/k/a Marilyn Kay Johnson having since died intestate July 1, 2023. Order to Probate was

filed August 9, 2023, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division as Docket No. 23P-1376. Elise Orr and Bradley L. Johnson were appointed Co-Personal Representatives, and the Heirs at Law for Marilyn K. Johnson are **Diane L. Stewart**, Elise Orr and Bradley L. Johnson, as evidenced by Affidavit of Heirship of record in Instrument No.: 20240910-0069627, Register's Office for Davidson County, Tennessee.

The legal description provided herein is exactly the same as in the prior recorded deed.

This is improved property known as: 4400 Nevada Avenue, Nashville, Tennessee, 37209.

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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WITNESS my hands this 29th day of August, 2024.

GRANTOR - **DIANE L. STEWART**

STATE OF FLORIDA)
)
COUNTY OF SARASOTA)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Diane L. Stewart**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this 29th day of August, 2024.

ERIE KOVALENKO
Notary Public - State of Florida
Commission # HH 492586
My Comm. Expires Feb 14, 2028
Bonded through National Notary Assn.

NOTARY PUBLIC

My Commission expires: 02-14-2028

STATE OF FLORIDA)
)
COUNTY OF SARASOTA)

The actual consideration for this transfer, or value of property (whichever is greater) is $Zero (Interfamily transfer).

Affiant – DIANE L. STEWART

Subscribed and sworn before me this 29th day of August, 2024.

ERIE KOVALENKO
Notary Public - State of Florida
Commission # HH 492586
My Comm. Expires Feb 14, 2028
Bonded through National Notary Assn.

NOTARY PUBLIC

My Commission Expires: 02-14-2028