Karen Johnson
Batch # 1181253
09/13/2024 08:37:38 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240913-0070618

This Instrument was prepared from information furnished by the parties without the benefit of a title examination.

This instrument prepared by:

Name: Jeffrey S. Strickland, Esq.
Firm: Strickland Law, PLLC
Address: 3200 West End Avenue, Suite 500
Nashville, Tennessee 37203
Phone Number: 615-739-6746

Address/Owners:	Send Tax Bills To:	Map Parcel
JR Stewart Revocable Trust	New Owner	161 04 0 076.00
1013 Summercrest Court		
Antioch, Tennessee 37013		

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar and 00/100 ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Ronardo Stewart ("Grantor"), does hereby convey and quitclaim unto the JR Stewart Revocable Trust ("Grantee"), all rights, title and interest in and to the following described tract or parcel of land located in Davidson County, Tennessee, and more particularly as follows:

Land being in Davidson County, Tennessee, being Lot No. 5 on the plan of April Lane Subdivision of record in Book 2330, page 132, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

In accordance with Tennessee Code Annotated Section 66-24-121, the foregoing legal description is the same as in the previous deed of record.

Being the same property conveyed to Ronardo Stewart, by Quitclaim Deed, from Ernest E. Manning and wife Donna F. Manning, dated March 1, 2006, of record as Instrument No. 20060313-0028788, Register of Deeds' Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

This is improved property known as 312 April Lane, Nashville, Tennessee 37211.

This conveyance is also subject to any and all property taxes, existing liens, encumbrances, restrictions, titles, interests, utilities lines, easements of record, and any applicable plat of record.

IN TESTIMONY WHEREOF, I have hereunto set my hands this 7th day of September, 2024.

Ronardo Stewart

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the County and State aforesaid, appeared Ronardo Stewart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 7th day of September, 2024.

Notary Public

JEFF STRICKLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: July 3, 2028

We hereby swear or affirm that the actual consideration for this transfer is $0.00.

Ronardo Stewart

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 7th day of September, 2024.

Notary Public

JEFF STRICKLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: July 3, 2028