THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson
Batch # 1213303
12/09/2024 09 17 43 AM
Fees $12.00 Taxes $0.00
Davidson County
DEEDQC
2 pgs
20241209-0095175

[PREPARER's DISCLAIMER This instrument is prepared based on information provided by the parties named herein The service provided is limited to the preparation of this instrument in recordable form only No title examination or other inspection was requested by the parties or performed by the preparer of this instrument No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument]

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Takasha Stewart-Hubbard 156 Lakepointe Road LaVergne TN 37086	Owner	058 15 0 042.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Faye Stewart**, hereinafter called the Grantor, do hereby Quitclaim unto **Takasha Stewart-Hubbard**, hereinafter called the Grantee, her successors and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

The same being a servient parcel that is being cut from a certain tract of land lying in the 12tn Civil District of Davidson County, Tennessee and partley [sic] described according to a survey made by J. L. Murphy, Jr. & Co., dated December 7, 1965; and being as follows

Beginning at a point in the westerly margin of Drake's Creek Road, at the Southeast Corner of the Glenn R. Norris Property, thence along this South Line, South 81° 14' 29" West 242 feet to a concrete monument, a corner or Royal Crest Subdivision as of record in Book 3700, page 36, South 4° 22' 10" 223 feet, thence easterly 300 feet to the westerly margin of Drake's Creek Road thence Northerly along the margin of said Road, 235 feet [to] the beginning The same being approximately One and One Half (1 ½) Acres, more or less by estimation.

Being the same property conveyed to L. T. Stewart and wife, Faye Stewart, by Warranty Deed from Cordell Williams and wife, Ruth Williams, filed on 04/07/1967, at Book 4125, page 925, Davidson County Register of Deeds L T. Stewart is now deceased, leaving Faye Stewart as surviving Tenant by the Entirety

This is property commonly known as 4139 DRAKES BRANCH RD NASHVILLE 37218 *
*Note. An address is not a legal description of real property.

Witness my hand, this 6 **day of** Dec., **2024:**

Faye Stewart
Faye Stewart

STATE OF TENNESSEE

COUNTY OF Williamson

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

Witness my hand and official seal, this 6 day of December, **2024**:

Notary Public

N. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM EXPIRES MAY 9TH, 2026

My Commission Expires. _____

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 6 DAY OF December, **2024**

Notary Public

My Commission Expires: _____

N. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES MAY 9TH, 2026