Karen Johnson Davidson County
Batch# 1235617 DEEDQC
02/10/2025 08:07:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250210-0009671

STATE OF FLORIDA }
COUNTY OF BREVARD }

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ -0-

X _____
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 29 DAY OF JANUARY, 2025.

Notary Public State of Florida
Vishal Joshi
My Commission HH 452407
Expires 10/08/2027

My Commission expires: 10/08/2027

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015

Address of New Owner	Send Tax Bills To:	Tax Information:
Carl L. Stewart, Trustee of the Stewart Family Revocable Living Trust 203 Twin Lakes Road Melbourne, FL 32901	Same	162-09-0C-559.00 CO

QUITCLAIM DEED

WHEREAS, by a Quitclaim Deed of record in Instrument No. 20250114-0002940, Register's Office for Davidson County, Tennessee, Carl L. Stewart, Trustee of the Stewart Family Revocable Living Trust ("Grantor") conveyed a certain tract [parcel] of land in Davidson County, Tennessee, to Erik Padron and Berta Padron ("Grantees"); and

WHEREAS, said deed was delivered and recorded by inadvertence and mutual mistake; and

WHEREAS, to Carl L. Stewart, Trustee of the Stewart Family Revocable Living Trust, has requested and Erik Padron and Berta Padron, have agreed to correct said erroneous conveyance.

NOW THEREFORE THIS QUITCLAIM DEED is made this 29 day of JAN., 2025, by and between **Erik Padron and Berta Padron** (hereinafter referred to as "Grantors"), and **Carl L. Stewart, Trustee of the Stewart Family Revocable Living Trust** (hereinafter referred to as "Grantee"):

WITNESSETH:

The Grantors, **Erik Padron and Berta Padron,** for and in consideration of the sum of Ten and No/100 Dollars, ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and for the purpose of clarifying and perfecting title, and the premises as outlined above, do hereby convey, remise, release and forever quitclaim unto **Carl L. Stewart, Trustee of the Stewart Family Revocable Living Trust**, successors in trust, and assigns, their entire right, title, and interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. A on Lot No. 38, Phase I of Cedarwood Condominiums, Revised No. 2 Lots 15-44, Section 6, Cedarwood Estates, a horizontal property regime established by Master Deed of record in Book 5707, Page 121, as amended in Book 6062, Page 285, the plat of which is of record in Book 5200, Page 349, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Erik Padron and Berta Padron by Quitclaim Deed from Stewart Family Revocable Living Trust dated 01/13/2025 and recorded on 01/14/2025 in Instrument No. 20250114-0002940, Register's Office for Davidson County, Tennessee.

This is improved property generally located:
559 Cedar Drive, Nashville, TN 37211

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

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT THE BENEFIT OF SURVEY.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT TITLE EXAMINATIONS.

IN WITNESS WHEREOF, **Erik Padron and Berta Padron** have caused this instrument to be executed, this the 4 day of Feb, 2025.

Erik padron
Erik Padron

Berta Padron
Berta Padron

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Erik Padron and Berta Padron,** 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.

This the 4 day of Feb, 2025.

NOTARY PUBLIC
My Commission expires: _____

RACHEL K. WILKIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

Exhibit A

Land in Davidson County, Tennessee, being Unit No. A on Lot No. 38, Phase I of Cedarwood Condominiums, Revised No. 2 Lots 15-44, Section 6, Cedarwood Estates, a horizontal property regime established by Master Deed of record in Book 5707, Page 121, as amended in Book 6062, Page 285, the plat of which is of record in Book 5200, Page 349, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Carl L. Stewart, Trustee of the Stewart Family Revocable Living Trust, by Quitclaim Deed from Carl L. Stewart and wife, Jeannine Stewart, dated 04/10/2015 and recorded on 04/15/2015 in Instrument No. 20150415-0033086, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, do hereby make oath that I am a licensed attorney and/or the 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 Feb 4, 25 (date of document).

Jennifer L. Pennell

Feb 7, 25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Feb 7, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: _____

RACHEL K. WILKIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

Notary's Seal