Karen Johnson Davidson County
Batch # 1244118 DEEDQC
03/07/2025 08 42 26 AM 3 pgs
Fees $18 00 Taxes $111 00
20250307-0017135

THIS INSTRUMENT PREPARED BY:
ANDREW E MILLS, Esq
Reynolds, Potter, Ragan & Vandivort, PLC
Attorneys-at-Law
210 East College Street
Dickson, Tennessee 37055
This firm did not conduct a title search, issue a title opinion letter, or issue title insurance regarding the sale of this property.

Address of New Owners:	Send Tax Bills To:	Map / Parcel
Risa C McAlister 3511 Hewlett Drive Nashville, TN 37211	Same	133/137 00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of **One And No/100ths ($1.00) Dollar**, to me paid, the receipt of which is hereby acknowledged, and other considerations hereinafter mentioned, I, **Ian Lewis**, by these presents does transfer and quitclaim my interest unto, **Risa McAlister**, her heirs and assigns, in the following described tract or Parcel of land, lying and being situated in Davidson County, Tennessee, and more particularly bounded and described as follows·

Land in Davidson County, Tennessee, being Lot No. 7 on the plan of Patterson Gardens, Section II, of record in book 2330, Page 42, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Said lot No 7 fronts 73.3 feet pm the Southerly side of Hewlett Drive and extends back between lines 150 feet on the Westerly side and 150 feet on the Easterly side to a dead line in the rear on which it measures 73.3 feet

Being the same property conveyed by Warranty Deed from William P. Shwab, and wife, Carolyn Shwab to Howard T. Lewis and wife, Carolyn T. Lewis, dated June 26, 1956, of record in Book 86, page 366, of the Register's Office of Davidson County, Tennessee. Also Being the same property that vested in Carolyn T Lewis, upon the death of her husband, Howard Lewis, date of death being August 22, 2005. Also, being the same property which vested in her beneficiaries, Risa McAlister, Rhonda Benton, Randall Lewis, Ryan Lewis, Robyn Kroeger and Ian McAlister, upon the death of Carolyn T. Lewis, date of death being April 6, 2024, via her Last Will and Testament

of record in the Circuit Court of Davidson County, Tennessee, Probate Division Docket No. 24P1120.

IN WITNESS WHEREOF, I have hereunto set my hand and signature, this 26th day of February, 2025

Ian Lewis

STATE OF)
COUNTY OF)

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Ian Lewis**, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

Witness my hand and notarial seal at office in the State and County aforesaid, this 26th day of February, 2025.

NOTARY PUBLIC

My Commission Expires: April 18, 2027

STEVEN D HUBBARD
Notary Public State of Utah
My Commission Expires on:
April 18, 2027
Comm. Number: 730677

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STATE OF)
COUNTY OF)

I hereby swear of affirm that the actual consideration for this transfer is $30,00.00.

AFFIANT

Subscribed and sworn to before me this 26th day of February, 2025.

NOTARY PUBLIC

My Commission Expires: April 18, 2027

STEVEN D HUBBARD
Notary Public State of Utah
My Commission Expires on:
April 18, 2027
Comm. Number: 730677