QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1263231 DEEDQC
04/22/2025 03:26:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250422-0030899

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF April, 2025.

Notary Public

MY COMMISSION EXPIRES: 1/30/27
(AFFIX SEAL)

CHRISTEN T. RABE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
CURTIS TODD STEWART AND RHONDA KAYE STEWART	**SAME**	
(NAME) **1613B TAMMANY DRIVE**	(NAME)	**072 16 0 113.00**
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **STEWART BUILDING GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **CURTIS TODD STEWART AND RHONDA KAYE STEWART, HUSBAND AND WIFE** ("GRANTEE") THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

A CERTAIN UNIT LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING KNOWN AND DESIGNATED AS UNIT NO. B OF HOMES AT 1613 TAMMANY DRIVE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, ESTABLISHED PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING HOMES AT 1613 TAMMANY DRIVE, A HORIZONTAL PROPERTY REGIME, OF RECORD IN INSTRUMENT NUMBER 20250221-0012830, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND WITH SAID UNIT BEING DEPICTED ON EXHIBIT "B" TO SAID DECLARATION; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION.

BEING THE SAME PROPERTY CONVEYED TO GEORGE HORACE WOMACK, II, CYNTHIA GALE WOMACK WEBB, AND JACQUELINE DIANNE WOMACK WOOLWINE, BY EXECUTOR'S DEED FROM GEORGE HORACE WOMACK, II, EXECUTOR OF THE ESTATE OF MARY ELIZABETH CASEY WOMACK, OF RECORD IN INSTRUMENT NO. 20181022-0104197, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 18, 2018 AND RECORDED ON OCTOBER 22, 2018. ALSO SEE SCRIVENER'S AFFIDAVIT OF RECORD IN INSTRUMENT NO. 20190124-0006870, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING PART OF THE SAME PROPERTY CONVEYED TO STEWART BUILDING GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY WARRANTY DEED FROM GEORGE HORACE WOMACK, II, A MARRIED MAN AND JACQUELINE DIANNE WOMACK WOOLWINE, A MARRIED WOMAN AND CYNTHIA GALE WOMACK WEBB, A MARRIED WOMAN, OF RECORD IN INSTRUMENT NO. 20240924-0073990, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 19, 2024 AND RECORDED ON SEPTEMBER 24, 2024.

This is Improved Property commonly known as: 1613B Tammany Drive, Nashville, TN 37206.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 22nd day of April, 2025.

STEWART BUILDING GROUP, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

BY: Curtis T Stewart
PRINT NAME: CURTIS TODD STEWART
ITS: MEMBER

BY: Rhonda Kaye Stewart
PRINT NAME: RHONDA KAYE STEWART
ITS: MEMBER

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Curtis Todd Stewart and Rhonda Kaye Stewart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are a the Members for Stewart Building Group, LLC, A Tennessee Limited Liability Company, and that they are authorized by Stewart Building Group, LLC, A Tennessee Limited Liability Company to execute this instrument on its behalf as such Members.

Witness my hand and official seal, this the 22nd day of April, 2025.

Notary Public
My Commission Expires: May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Christen Rabe, 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 **April 22, 2025**.

Date

Affiant Signature

4/22/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **22nd** day of **April**, 20**25**.

Notary's Signature

My Commission Expires: 05-05-2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025