# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1269167 DEEDQC
05/06/2025 10:06:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250506-0035178

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF May, 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 AS NEW OWNER** | |
| (NAME) | (NAME) | |
| **3707 Inglewood Circle South** | 150 Grassland Drive | **072 04 0 068.00** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37216** | Gallatin, TN 37066 | |
| (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, **CURTIS T. STEWART AND RHONDA KAYE STEWART, AS CO-TRUSTEES OF THE STEWART TENNESSEE COMMUNITY PROPERTY TRUST, DATED FEBRUARY 06, 2023** ("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:

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY PART OF LOT NO. 6 OF BLOCK "C", ON THE MAP OF INGLEWOOD TERRACE, AS OF RECORD IN PLAT BOOK 1130, PAGE 1, REGISTER'S OFFICE FOR SAID COUNTY.**

**SAID PART OF LOT FRONTS 80 FEET 8 INCHES ON THE NORTH SIDE OF INGLEWOOD CIRCLE SOUTH, AND RUNS BACK 142.3 FEET ON THE WESTERLY LINE AND 150 FEET ON THE EASTERLY LINE, TO A DEAD LINE IN THE REAR MEASURING 62.7 FEET THEREON.**

**BEING THE SAME PROPERTY CONVEYED TO ROBERT A. STEWART AND WIFE, CORNELIA O. STEWART, BY WARRANTY DEED FROM C. E. GLASGOW AND WIFE, AMELIA FRANCES DAUSCHA GLASGOW, OF RECORD IN BOOK 3310, PAGE 53, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 09, 1961 AND RECORDED ON NOVEMBER 13, 1961. THE SAID ROBERT A. STEWART DIED ON 1976, LEAVING CORNELIA O. STEWART AS SURVIVING TENANT BY THE ENTIRETY.**

**BEING THE SAME PROPERTY CONVEYED TO CURTIS T. STEWART, BY WARRANTY DEED FROM CORNELIA O. STEWART, A WIDOW, OF RECORD IN BOOK 7440, PAGE 996, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 31, 1986 AND RECORDED ON DECEMBER 31, 1987.**

**BEING THE SAME PROPERTY CONVEYED TO CURTIS T. STEWART AND RHONDA KAYE STEWART, AS CO-TRUSTEES OF THE STEWART TENNESSEE COMMUNITY PROPERTY TRUST, DATED FEBRUARY 06, 2023, BY QUITCLAIM DEED FROM CURTIS T. STEWART, OF RECORD IN INSTRUMENT NO. 20230207-0008829, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 06, 2023, AND RECORDED ON FEBRUARY 07, 2023.**

**This is Improved Property commonly known as: 3707 Inglewood Circle South, Nashville, TN 37216.**

*** CURTIS T. STEWART AND CURTIS TODD STEWART ARE ONE AND THE SAME.**

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 **5th** day of May, 2025.

**THE STEWART TENNESSEE COMMUNITY PROPERTY TRUST, DATED FEBRUARY 06, 2023**

**BY:** Curtis T. Stewart
**Curtis T. Stewart, Co-Trustee**

**BY:** Rhonda Kaye Stewart
**Rhonda Kaye Stewart, Co-Trustee**

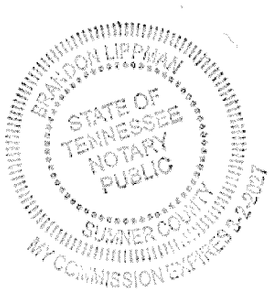
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Curtis T. 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 themselves to be the Co-Trustees of The Stewart Tennessee Community Property Trust, Dated February 06, 2023, the within named bargainors, and that they as such Co-Trustees executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by themselves as Co-Trustees.

Witness my hand this 5th day of May, 2025.

Notary Public

My commission expires: 3-2-27




***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 **May 5, 2025**.

Date

Affiant Signature

**5/6/25**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **6th** day of **May**, 20**25**.

Notary's Signature

My Commission Expires: 8/24/27

Date

Notary's Seal (if on paper)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027