Karen Johnson Davidson County
Batch# 1272956 DEEDQC
05/14/2025 10:40:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250514-0037919

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Ruth C. Stewart 412 N. 16th Street Nash TN 37206	Same	023-00-0-054.00

This instrument prepared by: Holland & Knight LLP, Aaron Flinn, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this the 13 day of May, 2025.

NOTARY PUBLIC
My Commission Expires: 7-3-2028

BRANDON L. SKOLNIK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2028

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, **MICHAEL G STEWART** ("Grantor") does hereby quitclaim and convey unto **RUTH C. STEWART** ("Grantee"), and her successors and assigns, all of his right, title and interest in and to the following described land in Davidson County, Tennessee:

A tract of land in the 10th, formerly the 22nd, Civil District of Davidson County, Tennessee, being parts of Lots Nos. 2 and 3, on the Plan of the Division of the lands of Eben L. Crocket, deceased, as of record in Book No. 161, page 74, Register's Office for said County, and all of a tract of 7.38 acres adjoining said Lot No. 3, described according to a map of same, made August 15, 1925, by Erle Drake, County Surveyor of said County as follows:

Beginning at a Beech in G. T. Binkley's South line and S.M. Hunter's Northeast corner running thence South 7-1/2 degrees East 66.90 poles to a stone on the West margin of a road; thence with the West margin of said Road, South 54-1/2 degrees West 6.48 poles to a Persimmon tree, South 15-1/2 degrees West 10.60 poles to a small Cedar tree, South 3-3/4 degrees East 9.82 poles to a White Walnut tree, South 10-1/2 degrees West 6.48 poles to a Beech Sapling. South 33 degrees West 14.72 poles to a Shumac, South 26 degrees West 9.88 poles to a stake. South 16-1/2 degrees West 17.21 poles to an Ironwood, South 21-1/2 degrees; West 13.82 poles to an Ironwood and Elm

Pointer, South 36-1/2 degrees West 12.18 poles to a Walnut tree, South 57 degrees West 5.25 poles to a stone; thence leaving said Road, South 64-1/2 degrees East 9.96 poles to a stake, Beech and Persimmon Pointers; thence South 25-1/2 degrees West 12.72 poles to a stake; thence North 64-1/2 degrees West 13.33 poles to a Hedge fence; thence South 81-1/2 degrees West 8 poles to a dead Cedar tree; thence North 80-1/2 degrees West 46.60 poles to a stake two Hickory pointers; thence South 15 degrees West 27.75 poles to a stake, three Chestnut Pointers; thence South 34 degrees East 52 poles to a point in the center of said road; thence South 87-1/4 degrees East 152.75 poles to a stone 4 feet North of a Beech tree in the East line of said Lot No. 2; thence North 3-1/2 degrees East passing the Northeast corner of said Lot No. 2 at 29.5 poles, in all 127.5 poles, more or less, to a corner of said Lot No. 3; thence North 89 degrees West 60 poles to another corner of said Lot No. 3; thence North 1-1/2 degrees East 111.50 poles, more or less, to a stake near a white oak and Beech, G.T. Binkley's Southeast corner; thence with his line West 36.80 poles to the beginning, and containing, exclusive of said Road, 136.29 acres, including but EXCLUDING from the above described property is a 16 foot road along the Westerly line thereof.

Said description includes but EXCLUDES the following:

BEGINNING at a point in the center of a private road approximately 480 feet Northeast of Crocker Springs Road and the Southeast corner of the property herein described thence North 32 degrees 43 minutes 0 seconds West 837.10 feet to a corner with Krantz property to the West and Gray property to the Northwest; thence North 6 degrees 0 minutes 0 seconds West 30.00 feet to an iron pin; thence North 15 degrees 42 minutes 15 seconds East 440.29 feet to an iron pin corner with the Gray property to the West and Hunter property to the North; thence South 79 degrees 13 minutes 0 seconds East 768.90 feet to an iron pin; then North 82 degrees 47 minutes 0 seconds East 35.30 feet to an iron pin corner with Hunter to the North and Waite to the East; thence South 14 degrees 32 minutes 0 seconds West 265.00 feet to an iron pin; thence South 40 degrees 20 minutes 0 seconds West 144.00 feet to an iron pin; thence South 22 degrees 38 minutes 0 seconds West 160.00 feet to an iron pin; thence South 34 degrees 9 minutes 0 seconds West 125.00 feet to an iron pin thence South 9 degrees 33 seconds 0 seconds West 98 feet to an iron pin; thence South 25 degrees 39 minutes 0 seconds West 337.80 feet to the point of beginning and the above described tract contains 13.47 acres more or less.

Said description includes but EXCLUDES the following:

Beginning at an iron pin in the Easterly margin of a private road in the Northwest corner of James B. Pistol, et al, tract of record in Book 1312, Page 203, Register's Office for Davidson County, Tennessee, along the margin of said private road North 24 degrees 32 minutes 5 seconds East 313.08 foot to an iron pin, thence North 7 degrees 35 minutes 6 seconds East 78.18 feet to an iron pin; thence South 38 degrees 18 minutes 25 seconds East 90.97 foot to a point in the center of a creek; thence South 20 degrees 23 minutes 11 seconds East 113.23 foot to an iron pin in said creek; thence South 50 degrees 57 minutes 27 seconds West 45.47 feet to a point in said creek; thence South 15 degrees 00 minutes 22 seconds West 40.48 feet to a point in the center of said creek; thence South 20 degrees 56 minutes 42 seconds East 137.65 feet to a point tn the center of said creek; said point being at the Northerly line of said James B. Pistol property; thence North 87 degrees 15 minutes 00 seconds West 10 feet to an iron pin and continuing upon said bearing 239.84 feet along the Northerly line of the said James B. Pistol property to the point of beginning; the same containing 1.06 acres more or less.

Being the same property conveyed to Michael G. Stewart and Ruth C. Stewart, husband and wife, by deed from Karen Stilts, et al of record as Instrument No. 20220609-0065837, Register's Office for Davidson County, Tennessee.

This is improved property known as 2416 Crocker Springs Road, Goodlettsville, Tennessee 37072.

IN WITNESS WHEREOF, Grantor has executed this instrument this the 13 day of May, 2025.

GRANTOR:

By: _____
Michael G. Stewart

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 Michael G. Stewart, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 13 day of May, 2025.

_____
NOTARY PUBLIC

My Commission Expires: 7-3-2029

BRANDON L. SKOLNIK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2029

Tennessee Certification of Electronic Document

I, Kerry Henson, 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 13, 2025 (date of document).

Kerry Henson
Affiant Signature

5-14-2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of May, 2025.

Benita Hudson
Notary's Signature

MY COMMISSION EXPIRES: November 2, 2026

NOTARY'S SEAL

