Karen Johnson Davidson County
Batch# 1272956 DEEDQC
05/14/2025 10:40:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250514-0037920

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Ruth C. Stewart 412 N. 16th Street Nashville TN 37206	Same	072 08 187.00

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 right, title and interest in and to the following described land in Davidson County, Tennessee:

Being Lot No. 241 on the Map of Dalewood, Section 4, of record in Book 1835, Page 21, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northeasterly margin of Fernwood Drive, the common corners of lots 240 and 241; thence with the line between said lots northeasterly 170 feet to a point; thence southeasterly 80.8 feet to a point in the northwesterly margin of Ravenwood Drive; thence with the margin of said Drive, southwesterly 145 feet to a concrete monument at the beginning of a curve; thence around said curve, northwesterly 39.3 feet to a concrete monument in the northeasterly margin of Fernwood Drive; thence with the margin of said Drive, northwesterly 55.8 feet to the beginning.

Being the same property conveyed to Michael G. Stewart by deed from Ben A. Allen of record as Instrument No. 20060324-0034021, Register's Office for Davidson County, Tennessee.

This is improved property known as 2309 Fernwood Drive, Nashville, Tennessee 37206.

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: 7.3.2028

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

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

