THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

Karen Johnson Davidson County
Batch # 1290812 DEEDQC
06/27/2025 11 18 23 AM 2 pgs
Fees $12 00 Taxes $0 00

20250627-0050838

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

Sherri R. Stewart
SHERRI RENEE STEWART, AFFIANT

Subscribed and sworn to before me, this 20 day of June 2025.

Hannah Benson
NOTARY PUBLIC

My Commission Expires: Nov. 8, 2028

HANNAH BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 8, 2028

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
SHERRI R. STEWART, TRUSTEE 20 Inveraray Nashville, TN 37215	New Owner	Map and Parcel No.: 130-12-A-028.00-CO

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Sherri Renee Stewart, an unmarried woman, ("Grantor") do hereby quitclaim, transfer and convey unto Sherri R. Stewart, Trustee of the Sherri R. Stewart Revocable Trust, created February 5, 2025, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 20 Inveraray, Nashville, TN 37215, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 28 on the plan of Northumberland of record in Plat Book 6250, Pages 128 & 129, amended by Surveyor's Certificate of Correction of record in Plat Book 6386, Page 194, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Sherri Renee Stewart, an unmarried woman, from Sherri Stewart Stowe by Quitclaim Deed recorded in the Register's Office of said county and state at Instrument No. 20241104-0085656.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 20 day of June 2025.

Sherri R. Stewart

Sherri Renee Stewart, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Sherri Renee Stewart**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 20 day of June 2025.

Hannah Benson

Notary Public

My Commission Expires: NOV. 8, 2028

