Karen Johnson
Batch # 1295268
07/09/2025 08 35 18 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250709-0053782

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is. $0.00 THOMAS EDWARD STEWART, III., AFFIANT Subscribed and sworn to before me, this 28 day of May 2025. NOTARY PUBLIC My Commission Expires: 1/24/28

EMILY KERINIUK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
RONDA DENISE WEBB-STEWART 5217 Windypine Drive Nashville, TN 37211	New Owner	Map & Parcel: 172 03 0B 051.00

PURSUANT TO AND IN CONSIDERATION of the terms of a certain Marital Dissolution Agreement incorporated into the Final Decree of Divorce entered on May 28, 2025, in the Third Circuit Court for Davidson County, Tennessee, in the case of Ronda Denise Webb-Stewart v. Thomas Edward Stewart, III., Docket Number 25D245, Ronda Denise Webb-Stewart and Thomas Edward Stewart, III., by these presents do transfer, quitclaim, and convey unto the said Ronda Denise Webb-Stewart, an unmarried person, her heirs, successors, and assigns, all right, title and interest in and to a certain tract or parcel of land in the County of Davidson State of Tennessee, identified below:

This is improved property known as 5217 Windypine Drive, Nashville, Tennessee 37211, and more particularly described as follows:

Being Lot No. 51 on the plan of the Woodlands, Phase 2, as of record in Book 6900, Page 635, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Ronda Denise Webb-Stewart and Thomas Edward Stewart, III, Wife and Husband, by Warranty Deed from Pavel V. Komarov and Olga I. Dadalko, both unmarried, of record in Instrument Number 20210702-0090313 Register's Office of Davidson County, Tennessee, dated June 30, 2021, and recorded on July 2, 2021.

This conveyance is made subject to all matters appearing on the Plan of record in Plat Book 6900, Page 635, said Register's Office.

All matters as set out per PUD Boundary Plat of record in Plat Book 6900, Page 497, said Register's Office.

Sewer Easements of record in Book 6710, Page 495; Book 7091, Page 428; Book 8541, Pages 230 and 247, said Register's Office.

Water Main Easement of record in Book 8541, Page 241, said Register's Office.

Storm Water Detention Agreement of record in Book 7336, Page 3, said Register's Office.

Charter for Homeowner's Association of record in Book 8454, Page 246, said Register's Office.

Deed to Homeowner's Association of record in Book 8472, Page 310, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7334, Page 109 and amended in Book 7408, Page 250; Book 7516, Page 37; Book 8464, Page 463; Book 8622, Page 390; Book 8634, Page 224; Book 8643, Page 675; Book 7334, Page 149, and amended in Book 7408, Page 289, said Register's Office.

This is improved property located at 5217 Windypine Drive, Nashville, TN 37211.

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 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 28 day of May 2025.

Thomas Edward Stewart, III., Grantor

Ronda Denise Webb-Stewart, Grantor/Grantee

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 **THOMAS EDWARD STEWART, III.**, 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 28 day of May 2025.

Notary Public

My Commission Expires: 1/24/28

EMILY KERINUK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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 **RONDA DENISE WEBB-STEWART**, the Grantor, 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 official seal at office, this 28 day of May 2025.

Notary Public

My Commission Expires: 1/24/28

EMILY KERINUK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028