Karen Johnson Davidson County
Batch # 1298414 DEEDQC
07/17/2025 10:45:08 AM 8 pgs
Fees: $42.00 Taxes: $0.00

20250717-0056453

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.
Julia Y. Stewart Affiant
Subscribed and sworn before me this the
17 Day of July, 2025.
Brandi Weis, Deputy Register

Quitclaim Deed

RECORDING REQUESTED BY Julia Y. Stewart
AND WHEN RECORDED MAIL TO:
Julia Y. Stewart & David E. Stewart Grantee(s)
4921 Drakes Branch Rd.
Nashville, TN 37218
Consideration: $_____
Property Transfer Tax: $_____
Assessor's Parcel No.: Map 58; Parcel 62.00
PREPARED BY: Julia Y. Stewart certifies herein that he or she has prepared this Deed.

Julia Y. Stewart
Signature of Preparer

May 22, 2025
Date of Preparation

Julia Y. Stewart
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on May 22, 2025 in the County of Davidson, State of Tennessee by Grantor(s), Julia Y. Stewart, whose post office address is 4921 Drakes Branch Rd, Nashville, TN 37218, to Grantee(s), Julia Y. Stewart & David E. Stewart, whose post office address is 4921 Drakes Branch Rd., Nashville, TN 37218,

WITNESSETH, that the said Grantor(s), Julia Y. Stewart, for good consideration and for the sum of _____ ($ Ø) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,

Being Lot No. 4 of Block "A" on the Map of a Subdivision of the Hall Farm

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Julia Y. Stewart
Signature of Grantor

Julia Y. Stewart
Print Name of Grantor

Signature of First Witness to Grantor(s)

Print Name of First Witness to Grantor(s)

Signature of Second Grantor (if applicable)

Print Name of Second Grantor (if applicable)

Signature of Second Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Signature of Grantee

DAVID E. STEWART
Print Name of Grantee

Signature of First Witness to Grantee(s)

Print Name of First Witness to Grantee(s)

Signature of Second Grantee (if applicable)

Print Name of Second Grantee (if applicable)

Signature of Second Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On May 22, 2025, before me, Dianne Hines Dalton, a notary public in and for said state, personally appeared, Julia G. Stewart and David E. Stewart

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Dianne Hines Dalton

Signature of Notary

Affiant Known Yes Produced ID Yes

Type of ID TN DL

(Seal)

DIANNE HINES DALTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

Exhibit A

BILL GARRETT, Davidson County
Trans:T20120003595 AFFIDAVIT
Recvd: 01/17/12 09:46 3 pgs
Fees:17.00 Taxes:0.00
20120117-0004352

AFFIDAVIT OF DEATH

963097

After Recording Return to:
Stewart Lender Services
1990 Post Oak Dr. Ste. 120
Houston, Texas 77056

Prepared by:
77023711

When Recorded Return To:
Indecomm Global Services
2925 Country Drive
St. Paul, MN 55117

Record 1 of 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned authority, personally appeared ~~DAVID E~~ Julia Y. STEWART, who, after being duly sworn as required by law, deposes and says:

1. That affiant legally owns that certain real property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 4 OF BLOCK "A" ON THE MAP OF A SUBDIVISION OF THE HALL FARM, AS OF RECORD IN BOOK 974, PAGE 46 REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED TOGETHER ACCORDING TO A SURVEY MADE BY HICKERSON-MILLER ENGINEER, SURVEYORS, NOVEMBER 21, 1955, AS FOLLOWS:
BEGINNING ON THE WESTERLY MARGIN OF DRAKES BRANCH ROAD AT THE NORTHEAST CORNER OF LOT NO. 5 ON SAID PLAN; THENCE WITH THE LINE BETWEEN SAID LOT NO. 4 AND 5, NORTH 86 DEGREES WEST 990 FEET TO THE NORTHWEST CORNER OF SAID LOT NO. 5; THENCE NORTH 2 DEGREES 45 MINUTES EAST 280 FEET TO A STAKE AT CORNER POST; THENCE SOUTH 86 DEGREES 30 MINUTES EAST 1040 FEET TO A STAKE AT A CORNER POST ON THE WESTERLY MARGIN OF SAID ROAD; THENCE WITH SAME, SOUTH 14 DEGREES WEST 290 FEET TO THE BEGINNING, CONTAINING 6.52 ACRES, MORE OR LESS.

2. That affiant held title to the above described property with Burleigh Hines and that Mr. Hines died on 10-16-2000 as evidenced by the certified copy of said spouse's death certificate presented to Stewart Lender Services.

3. That affiant certifies that he/she and Burleigh Hines, Sr. were father and daughter on the date of taking title to the above described property.

4. That this affidavit is made for the express purpose of inducing Stewart Title Guaranty Company to issue a policy of title insurance on the above described property and made under the full apprehension of the law, with the intent that full faith and credit is to be given to the contents thereof by Stewart Title Guaranty Company, its agents or its attorneys.

5. A certified copy of the death certificate is on file with the title insurance agency named above and a copy is also attached as an exhibit to this affidavit.

Julia Y. Stewart
Affiant

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me this 25th day of February, 20 11, by Julia Stewart, who is personally known to me or who has produced TN Driver's License as identification and who did take an oath.

Notary Public
My Commision Expires: 3-11-2012

My Commission Expires
March 11, 2012

WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
CAROL B. CHRISTIAN

·U01873828·
1577 3/9/2011 77023741/1

STATE OF TENNESSEE
Office of Vital Records

00-06026

TYPE/PRINT IN PERMANENT BLACK INK FOR INSTRUCTIONS SEE HANDBOOK

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 00-06026

DECEDENT

1. DECEDENT'S NAME (First, Middle, Last): Burleigh Hines Sr.
2. SEX: M
3. DATE OF DEATH (Month, Day, Year): 10-10-2000
SSN: -5129
4. AGE-LAST BIRTHDAY (Years): 92
5b. UNDER 1 YEAR (Months)
5c. UNDER 1 DAY (Hours)
6. DATE OF BIRTH (Month, Day, Year): 9-9-1908
7. BIRTHPLACE (City and State or Foreign Country): Grand Tower, IL
8. WAS DECEDENT EVER IN U.S. ARMED FORCES? 1 Yes 2 [X] No
9. PLACE OF DEATH (Check only one): 1 [X] Inpatient 2 ER/Outpatient 3 DOA 4 Nursing Home 5 Residence 6 Other (Specify)
9a. FACILITY NAME (If not institution, give street and number): Vanderbilt
9b. CITY, TOWN, OR LOCATION OF DEATH: Nashville
9c. COUNTY OF DEATH: Davidson
10. MARITAL STATUS (Married, Never Married, Widowed, Divorced (Specify)): Widowed
11. SURVIVING SPOUSE (If wife, give maiden name):
12a. DECEDENT'S USUAL OCCUPATION (Give kind of work done during most of working life. Do not use retired): Self employed
12b. KIND OF BUSINESS/INDUSTRY:
13a. RESIDENCE-STATE: Tennessee
13b. COUNTY: Davidson
13c. CITY, TOWN OR LOCATION: Nashville
13d. STREET AND NUMBER OR RURAL LOCATION: 4921 Drake Branch Ln.
CENSUS TRACT
13e. INSIDE CITY LIMITS? 1 [X] Yes 2 [ ] No
13f. ZIP CODE: 37218
14. WAS DECEDENT OF HISPANIC ORIGIN? (If yes, specify Cuban, Mexican, Puerto Rican, etc.) Yes [ ] No [X]
15. RACE-American Indian, Black, White, etc. (Specify): Black
16. DECEDENT'S EDUCATION (Specify only highest grade completed): Elementary/Secondary (0-12): College (1-4 or 5+): 2

PARENTS

17. FATHER'S NAME (First, Middle, Last): Hervey Hines
18. MOTHER'S NAME (First, Middle, Maiden Surname): Mary Farrah

INFORMANT

19a. INFORMANT'S NAME (Type/Print): Julia Y. Stewart
19b. RELATIONSHIP TO DECEASED: Daughter
19c. MAILING ADDRESS (Street and Number or Rural Route Number, City or Town, State, Zip Code): 3108 Richmond Dr. Nashville, TN 37207

DISPOSITION

20a. METHOD OF DISPOSITION: 1 [X] Burial 2 [ ] Cremation 3 [ ] Removal from State 4 [ ] Donation 5 [ ] Other (Specify)
20b. PLACE OF DISPOSITION (Name of cemetery, crematory, or other place): Greenwood
20c. LOCATION-City or Town, State: Nashville, TN
21a. SIGNATURE OF FUNERAL DIRECTOR: William Taylor
21b. LICENSE NUMBER OF FUNERAL DIRECTOR: 3285
21c. SIGNATURE OF EMBALMER: Leslie Stratton
21d. LICENSE NUMBER OF EMBALMER: 4030
22a. NAME AND ADDRESS OF FUNERAL HOME: J.W.Adkins 2510 12th Ave. So. Nashville, TN 37204
22b. LICENSE NUMBER OF FUNERAL HOME: 0705

REGISTRAR

23. REGISTRAR SIGNATURE: Teresa L. Bowen
24. DATE FILED (Month, Day, Year): November 10, 2000

CERTIFIER

25a. CERTIFICATION - To the best of my knowledge, death occurred at the date and place, and due to the cause(s) and manner as stated.
1 [X] SIGNATURE AND TITLE OF PHYSICIAN: Robert J. Workman MD
25b. LICENSE NUMBER: MD 008165
25c. DATE SIGNED (Month, Day, Year): 11/06/2000
26a. MEDICAL EXAMINER - On the basis of examination and/or investigation, in my opinion, death occurred at the date and place, and due to the cause(s) and manner as stated.
2 [ ] SIGNATURE AND TITLE OF MEDICAL EXAMINER
26b. LICENSE NUMBER
26c. DATE SIGNED (Month, Day, Year)
27. NAME AND ADDRESS OF CERTIFIER (PHYSICIAN OR MEDICAL EXAMINER) (Type/Print)

PHYSICIAN OR MEDICAL EXAMINER EXECUTING CERTIFICATE MUST COMPLETE AND SIGN LOCAL CERTIFICATION WITHIN 48 HOURS.

CAUSE OF DEATH

28. PART I. Enter the diseases, injuries, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. List only one cause on each line.
IMMEDIATE CAUSE (Final disease or condition resulting in death): a. BILATERAL PNEUMONIA
Approximate Interval Between Onset and Death: 4 DAYS
DUE TO (OR AS A CONSEQUENCE OF):
Sequentially list conditions, if any, leading to immediate cause. Enter UNDERLYING CAUSE (Disease or injury that initiated events resulting in death) LAST
b. DUE TO (OR AS A CONSEQUENCE OF):
c. DUE TO (OR AS A CONSEQUENCE OF):
d.
PART II. Other significant conditions contributing to death but not resulting in the underlying cause given in Part I.
MULTIPLE STROKES
SEVERE ISCHEMIC CARDIOMYOPATHY
29a. WAS AN AUTOPSY PERFORMED? 1 [ ] Yes 2 [ ] No
29b. WERE AUTOPSY FINDINGS AVAILABLE PRIOR TO COMPLETION OF CAUSE OF DEATH? 1 [ ] Yes 2 [ ] No
30. MANNER OF DEATH: 1 Natural 2 Accident 3 Suicide 4 Homicide 5 Pending Investigation 6 Could not be Determined
31a. DATE OF INJURY (Month, Day, Year)
31b. TIME OF INJURY
31c. INJURY AT WORK? 1 [ ] Yes 2 [ ] No
31d. DESCRIBE HOW INJURY OCCURRED
31e. PLACE OF INJURY (Home, farm, street, factory, office building, etc. (Specify))
31f. LOCATION (Street and Number or Rural Route Number, City or Town, State)

SEE INSTRUCTIONS ON OTHER SIDE

41858 (REV. 8/99)
BIRTH NO.
RDA 1350

4634660

I hereby certify the above to be a true and correct copy of the original document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Department of Health. Alteration or erasure voids this certification.

Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977.

Tonya Y. Foreman, Local Registrar
Davidson County, Tennessee

Teresa S. Hendricks
STATE REGISTRAR

2/15/2011
Date Issued

CERTIFICATION OF VITAL RECORD

This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Burleigh Hines
4921 Drakes Branch Road
Nashville, TN 37218

PICK-UP

SEND TAX BILLS TO:
Same

Prepared from information provided by the parties and without benefit of title examination.

Instr:200002160015656 Page: 1 OF 2
REC'D FOR REC 02/16/2000 1:09:00PM
RECORD FEE: $10.00
M. TAX: $0.00 T. TAX: $0.00

QUITCLAIM DEED

Map 58; Parcel 62.00

THIS INSTRUMENT made and entered into on this the 16TH day of February, 2000, by and between **BURLEIGH HINES, a widower,** declaring that he is unmarried and the surviving widower of **ELVA A. HINES**, deceased, who died on May 31, 1994, that they acquired title to the following described real estate and that they continuously remained husband and wife until the date of death of **ELVA A. HINES**, ("Grantor") has bargained and sold and does hereby transfer and convey unto **BURLEIGH HINES and JULIA Y. STEWART, as joint tenants with right of survivorship, and not as tenants in common,** ("Grantees");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor conveys, transfers, releases, relinquishes, and quitclaims unto Grantees, Grantees' heirs and assigns, all Grantor's right, title and interest in and to the following described real estate, to wit:

LAND in Davidson County, Tennessee, being Lot No. 4 of Block "A" on the Map of a Subdivision of the Hall Farm, as of record in Book 974, page 46. Register's Office for said County, described together according to a survey made by Hickerson-Miller Engineer, Surveyors, November 21, 1955, as follows:

BEGINNING on the westerly margin of Drakes Branch Road at the northeast corner of Lot No. 5 on said plan; thence with the line between said Lot No. 4 and 5, North 86° West 990 feet to the northwest corner of said Lot No. 5; thence North 2° 45' East 280 feet to a stake at corner post; thence South 86° 30' East 1040 feet to a stake at a corner post on the westerly margin of said Road; thence with same, South 14° West 290 feet to the beginning, containing 6.52 acres, more or less.

BEING the same property conveyed to Burleigh Hines and wife, Elva A. Hines, by deed from Suzanne Cole, a widow, of record in Book 5490, page 385, Register's Office for Davidson County, Tennessee.

Elva A. Hines having since died on May 31, 1994, and title now vesting solely in Burleigh Hines as surviving tenant by the entirety.

The legal description contained herein is the same as that contained in the previous instrument of record.

THIS conveyance is made subject to such limitations, restrictions and encumbrances as may affect the premises.

This improved property is known as 4921 Drakes Branch Road, Nashville, TN 37218

IN WITNESS WHEREOF, the Grantor has hereunto set his signature on this the 14TH day of February, 2000.

BURLEIGH HINES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, June N Tull, a Notary Public in and for said County and State, the within named, BURLEIGH HINES, 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 official seal at Nashville, Tennessee, this 14 day of February, 2000.

Notary Public

My Commission Expires: 5/28/2005

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $-0-.

BURLEIGH HINES

Sworn to and subscribed before me this 14th day of February, 2000.

Notary Public

My Commission Expires: 5/28/2005