Karen Johnson Davidson County
Batch# 1332242 DEEDQC
10/09/2025 10:18:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251009-0080692

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner:	Send Tax Bills to:	Map & Parcel:
Margaret F. Stewart, Brent Stewart, and Diana Lussenden Stewart 345 Deer Lake Drive Nashville, TN 37221	CMG Mortgage 3169 Crow Canyon Rd Suite 400 San Ramon, CA 94583	142-03-0A-346.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Margaret F. Stewart, an unmarried woman**, by these presents does hereby quitclaim and convey unto, **Margaret F. Stewart, an unmarried woman, Brent Stewart, and wife, Diana Lussenden Stewart, as tenants in common with rights of survivorship**, and assigns, her rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

A certain tract of land in Davidson County, Tennessee, described as follows:

Being Unit 346 in Deer Lake Retirement Community, a horizontal property regime as shown on the Plat of Deer Lake Retirement Community recorded in Book 5050, Pages 28 and 29, and as amended in Book 5050, Pages 62 and 63 and further amended in Book 5215, page 207, Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 5097, Pages 529 through 539 and in By-Laws of Deer Lake Retirement Community of record in Book 5141, Pages 82 amended in Book 5154, page 834, Book 5168, page 668 and in Book 7556, page 354, of the Register's Office for Davidson County, Tennessee to which reference is hereby made.

Being the same property conveyed to Margaret F. Stewart, an unmarried woman, by Warranty Deed from James Orman and wife Patricia B. Orman, dated October 11, 2024, of record in Instrument No. 20241015-0079738, in the Register's Office for Davidson County, Tennessee, October 11, 2024, and recorded on October 15, 2024.

Being also known as 346 Deer Lake Drive, Nashville, TN 37221

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 8th day of October, 2025.

Affiant

My commission expires: 09/07/2026
(Affix Seal)

Notary Public

HAYLIE HAWKINS
TENNESSEE NOTARY PUBLIC
My Comm Exp: 09/07/2026
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 8th day of October, 2025.

Margaret F. Stewart

Margaret F. Stewart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Margaret F. Stewart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 8th day of October, 2025.

Notary Public

My Commission Expires: 09/07/26

HAYLIE HAWKINS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/07/2026
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 October 8. 2025.

Affiant Signature

9th day of October, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of October, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

