THIS INSTRUMENT PREPARED BY:
Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 1343436 DEEDQC
11/12/2025 08:10:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251112-0089746

QUITCLAIM DEED

This quitclaim deed was prepared without the benefit of a title search.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Susan Gessner Stewart, Trustee of the Susan Gessner Stewart Living Trust 4213 Dakota Avenue Nashville, Tennessee 37209	NEW OWNERS	091160G00100CO

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, **SUSAN GESSNER STEWART, an unmarried woman,** by these presents does hereby quitclaim and convey unto **SUSAN GESSNER STEWART, TRUSTEE OF THE SUSAN GESSNER STEWART LIVING TRUST,** her heirs, successors and assigns, all her right, title and interest in and to the following described tract of land:

> Land in Davidson County, Tennessee, being Unit A, 4211 Dakota Avenue Townhomes, as shown in the Declaration of Covenants, Conditions, and Restrictions for 4211 Dakota Avenue Townhomes of record in Instrument Number 20140331-0026392, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more compete description of the property.
>
> Being the same property conveyed to Susan Gessner Stewart from Theodore J. Pins, unmarried, by Warranty Deed dated December 19, 2014, and recoreded December 22, 2014, in Instrument No. 20141222-0116634, Register's Office of Davidson County, Tennessee.

Commonly known as: 4213 Dakota Avenue, Nashville, Tennessee 37209.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 10th day of November 2025.

Affiant

My commission expires:
(Affix Seal)
10/16/29

Notary Public

QUINTON HORNER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-16-2029

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 10th day of November 2025.

Susan Gessner Stewart

Susan Gessner 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 **Susan Gessner Stewart**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 10th day of November 2025.

Notary Public

My Commission Expires: 1.24.29

COURTNEY MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF MAURY

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 10 Nov 2025.

Affiant Signature

10th day of November, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of November, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

