THIS INSTRUMENT WAS PREPARED BY:
Lamar Moore, Attorney at Law
102 Hartman Dr, Ste G165
Lebanon, Tennessee 37087

AFTER RECORDING, PLEASE RETURN DOCUMENT AND TAX STATEMENTS TO:
Willie E. Stewart Jr. and Christina Stewart Revocable Living Trust
4221 Drakes Court
Nashville, TN 37218

PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instruments.

QUITCLAIM DEED

Address of New Owners (Grantee):	Send Tax Bills To:	Map & Parcel Number:
Willie E. Stewart Jr. and Christina Stewart Revocable Living Trust 4221 Drakes Court Nashville, TN 37218	Same as Grantee	Parcel #: 058 15 0 028.00

This Quitclaim Deed (the "Deed") is made effective this 30 day of December, 2025 (the "Effective Date") between Willie E. Stewart Jr. a/k/a William E. Stewart Jr. and Christina R. Stewart, husband and wife (the "Grantors"), and **Willie E. Stewart Jr. and Christina Stewart Revocable Living Trust dated December 30, 2025, and any amendment thereto, Willie E. Stewart Jr. and Christina Stewart, Trustee, or any successors in interest (the "Grantee").**

WITNESSETH, that the Grantors, for and in consideration of the sum of $10.00 (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantors has, if any, in the real property (the "Property") located in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, TN being Lot No. 19 on the Place of Royal Crest Subdivision as of record in Book 3700, Page 86, Register's office for said county.

Said Lot No. 19 fronts 131.06 feet on the northerly side of drakes court and extends back 220.41 feet on the easterly line and 223.94 feet on the southwesterly line, to a dead line which is a broken line, on which it measures 385.1 feet.

Being the same property conveyed to Betty D Bridgeforth, a widow, and Willie Edward Stewart, Jr., a married man, as joint tenants with right of survivorship by Special Warranty Deed from Household Financial Center, Inc. dated July 9, 2012 and recorded August 2, 2012 as Instrument No. 201208020068465, in said Register's Office for Davidson County, TN.

Being the same property conveyed to Willie E. Stewart Jr. a/k/a William E. Stewart Jr. and Christina R. Stewart, husband and wife by quitclaim deed in **Deed Book 20160630, at Page 0067018,** Register's Office for Davidson County, Tennessee.

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

This property is known as **4221 Drakes Ct, Nashville, TN 37218.** The Deed was recorded in the records of the Register's Office of Davidson County, **Book 20160630, at Page 0067018.**

Witness my hand this 30 day of December, 2025.

Willie E. Stewart Jr.
Grantor Signature - Willie E. Stewart Jr.

Grantor Signature - Christina R. Ste

Karen Johnson
Batch # 1366170
01/06/2026 11:40:25 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
1 pg

20260106-0000968

STATE OF TENNESSEE
COUNTY OF WILSON

On this day, personally appeared before me, Willie E. Stewart Jr. and Christina R. Stewart, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes mentioned therein. Witness my hand and official seal hereto affixed on this 30 day of December, 2025.

Notary Public:
My Commission Expires: 10/28/25

LAMAR MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Marci Davis
Affiant/Witness

SWORN AND SUBSCRIBED TO BEFORE ME, this 30 day of December, 2025. :

Notary Public:
My Commission Expires: 10/28/28

LAMAR MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY