Karen Johnson Davidson County
Batch# 1391578 DEEDQC
03/11/2026 03:19:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260311-0019500

QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Linda Laster

Linda D. Laster

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF MARCH, 2026.

Notary Public (AFFIX SEAL)

My Commission Expires:07/30/2029

THIS INSTRUMENT PREPARED BY

Charles R. Frazier, Attorney at Law, 5258B Murfreesboro Road, Lavergne, TN 37086
From information furnished by the parties.

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO: N E W O W N E R	MAP-PARCEL NUMBERS:
Stewart Family Trust	(NAME) Fortera Credit Union	105-13-427
(ADDRESS) 1207 Ashwood Avenue	(ADDRESS) P.O. Box 30669	22W 9977
(CITY) (STATE) (ZIP) Nashville, TN 37212	(CITY) (STATE) (ZIP) Clarksville, TN 37040	

KNOW ALL MEN BY THESE PRESENTS that Linda D. Laster, previsuoly known as Linda D. Stewart, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and forever **quitclaim** unto Linda D. Laster, Trustee, or her successors in interest, of the Stewart Family Trust, and any amendments thereto, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 2 on the plan of Clemmons Subdivision of record in Book 5800, page 262, Register's office of Said County.

SAID Lot No. 2 fronts 57.50 feet on the southerly margin of Ashwood Avenue and extends back 175.26 feet on the easterly line and 175.25 feet on the westerly line to a dead line in the rear, measuring 57.50 feet thereon.

Being the same property conveyed to Bobby R. Stewart (now deceased) and Linda D. Stewart (now Linda D. Laster) by **deed** from Neigborhood Housing Services of Nashville and Davidson county, Inc., a Tennessee Nonprofit Corporation, of record

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in Book 6306, Page 737, Register's Office for Davidson County, Tennessee.

This improved property, known as 1207 Ashwood Avenue, Nashville, TN 37212.

This conveyance for the purpose of making a transfer of real estate to a revocable living trust created by the same transferor is exempt from the recordation tax pursuant to T.C.A.§67-4-409 (a)(1)(C)(iv).

THIS CONVEYANCE IS MADE SUBJECT TO this instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises. Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

WITNESS OUR HAND this 4th day of March, 2026.

GRANTOR:

Linda Laster

Linda D. Laster

{Notary signature on the following page}

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STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Linda D. Laster, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that [she/he] executed the foregoing QUITCLAIM DEED for the purposes therein contained.

Witness my hand and official seal this the 4th day of March, 2026.



NOTARY PUBLIC

My commission expires:07/30/2029

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Certificate of Authenticity

I, Lukeus Wingo, do hereby make an 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 March 4, 2026.

Lukeus Wingo, Esq, Attorney at Law
Dated: 3/4/26

STATE OF TENNESSEE)

COUNTY OF RUTHERFORD)

Sworn to and subscribed before me on this, the 4th day of March 2026.

Notary Public

DENALI NORTHUP
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/20/2029
RUTHERFORD COUNTY

My Commission Expires: 05/20/2029