Karen Johnson
Batch # 1405667
04/15/2026 08:38:26 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260415-0030563

THIS INSTRUMENT PREPARED BY:	This transfer is exempt from real estate transfer tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(1)(D).
Brett R. Carter Carter Shelton Jones, PLLC 2021 Richard Jones, Suite 240 Nashville, Tennessee 37215	

Address of New Owner(s):	Send Tax Bills To:	Tax Map and Parcel Nos.:
309 Oakview Drive, LLC 117 Walnut Drive Hendersonville, Tennessee 37075	-SAME-	050 15 0 206.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Ellan Faye Fulwood, Mary Elizabeth Kraycirik, and Shirley Ann Givan, as tenants in common (the "tenants in common"), and Ellan Fay Fulwood, Executor of the Estate of James William Stewart, deceased, (the "decedent"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the decedent pursuant to the decedent's will that was duly admitted to probate in Davidson County, Tennessee, Seventh Circuit Probate Court Clerk's Office, Case No 05P-778, for said county, hereby releases, remises and quitclaims unto 309 OAKVIEW DRIVE, LLC, a Tennessee limited liability company, all of the right, title and interest of the tenants in common, the decedent and the decedent's estate in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand our hands this 13 day of April, 2026.

Ellan Faye Fulwood

Ellan Faye Fulwood, Tenant in Common

Mary Elizabeth Kraycirik

Mary Elizabeth Kraycirik, Tenant in Common

Shirley Ann Givan

Shirley Ann Givan, Tenant in Common

Ellan Faye Fulwood

Ellan Faye Fulwood, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELLAN FAYE FULWOOD, MARY ELIZABETH KRAYCIRIK, SHIRLEY ANN GIVAN, and ELLAN FAYE FULWOOD, Executor of the Estate of James William Stewart, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13 day of April, 2026.

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 06/20/2027

EXHIBIT A

Legal Description

Being Lot No . 56 on the Plan of Sky View, of record in Book 2331, pages 54 and 55, Register's Office for said County.

Said Lot No. 56 fronts 121 feet on the east side of Oakview Drive and runs back between lines, 312.8 feet on the north line and 363.3 feet on the south line to a dead line in the rear which is a broken line measuring 134.4 feet thereon.

Being the same property conveyed to Joe T. Givan et ux by deed from John W. Hunley and wife, Georgianna C. Hunley et ux of record in Book 4432 Pages 335, 336, 337, 338, R.O.D.C., Tennessee.

Being the same property conveyed to James W. Stewart and wife, Louise C. Stewart, by Warranty Deed, dated August 3, 1970, of record in Book 4435 Pages 702 and 703, Register's Office of Davidson County, Tennessee.

Louise C. Stewart having predeceased James W. Stewart, and James W. Stwart having since died, being the same property conveyed to and vested in Ellan Faye Fulwood, Mary Elizabeth Kraycirik, and Shirley Ann Givan as tenants in common pursuant to Tenn. Code Ann. Section 31-2-103 upon the death of James W. Stewart.

This is improved property known as 309 Oakview Drive, Nashville, Tennessee 37207.