Karen Johnson Davidson County
Batch# 696677 DEEDWARR
08/13/2021 09:04:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210813-0109383

This Instrument Prepared By:
Law Office of Matthew D. Faulk
PO Box 681804
Franklin, TN 37068-1804

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

This space intentionally left blank for recording purposes.

Address New Owner	**Send Tax Bill:**	**Map/Parcel**
LARON R. STEWART, Trustee JAZMIN L. STEWART, Trustee STEWART REVOCABLE LIVING TRUST dated August 12, 2021 510 Buchanan Street Nashville, TN 37208	SAME	081-08-0 247.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

AFFIANT

MATTHEW FAULK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES FEBRUARY 23, 2025

Sworn to and subscribed before me this 12th day of August, 2021.

Matthew Faulk, Notary Public

My Commission Expires: February 23, 2025

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, I, **LaRon Stewart, individually but now a married man,** and who is one and the same as LaRon R. Stewart, do hereby transfer and convey any and all interest owned by me in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to **LaRon R. Stewart and Jazmin L. Stewart, Trustees of the Stewart Revocable Living Trust, dated August 12, 2021**.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, I covenant I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is

unencumbered.

I further covenant and bind myself, my heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS MY HAND this August 12, 2021.

By: _____
LaRon Stewart

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LaRon Stewart with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 12th day of August, 2021.

_____
Matthew Faulk, Notary Public

My Commission expires: February 23, 2025

MATTHEW FAULK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES FEBRUARY 23, 2025

And now, I, Jazmin L. Stewart, wife of LaRon R. Stewart, do hereby join in this execution of this instrument for the purpose of conveying unto **LaRon R. Stewart and Jazmin L. Stewart, Trustees of the Stewart Revocable Living Trust, dated August 12, 2021**, its successors and assigns, any and all right, title and interest I may have in and to the above-described property arising out of my marital status or otherwise.

By: _____
Jazmin L. Stewart

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jazmin L. Stewart, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 12th day of August, 2021.

_____
Matthew Faulk, Notary Public

My Commission expires: February 23, 2025

MATTHEW FAULK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES FEBRUARY 23, 2025

Exhibit A

Property Description

Said property is described to wit:

LAND in Davidson County, Tennessee, being Lot No. 4 on the Plan of Bainbridge's Resubdivision of Lots 463, 465, 469, and 471, North Nashville Real estate Company's Plan of Lots as of record in Book 2330, page 43, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the northeasterly margin of 6th Avenue North at the common corner of Lots 3 and 4; thence with the line between said lots northeastwardly 57.8 feet to the common rear corners of Lots 4 and 5; thence with the line between Lots 4 and 5 southeastwardly 129.7 feet to the common front corners of Lots 4 and 5 in the northwesterly margin of Buchanan Street; thence with said margin of said street, southwestwardly 30 feet to a concrete monument at the beginning of a curve with a radius of 20.0 feet; thence around said curve northwesterly 31.4 feet to c concrete monument in the northeasterly margin of 6th Avenue North; thence with said margin of said Street, northwestwardly a total of 94.3 feet to the beginning.

Being the same property conveyed to LaRon Stewart, individually, by Executor's Quitclaim Deed of record from Rebecca Strickland, as Executrix of the Estate of Barbara Ann Cannon, in Instrument No. 20190702-0064661, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that may appear in the appropriate public record.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 510 Buchanan Street, Nashville, Davidson County, TN 37028.

True Copy Certification

I, Matthew D. Faulk, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on August 12, 2021

Matthew D. Faulk

August 12, 2021
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn and subscribed to me on this 12th day of August, 2021.

Notary' Seal (if on paper)



Notary Public

My Commission Expires: 02/19/2024