This Instrument Prepared By:
ROBERT M. PAUTIENUS III, Esq.
FIDELIS LAW, PLLC
1585 Mallory Lane, Suite 104
Brentwood, Tennessee 37027

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.

Karen Johnson Davidson County
Batch# 737186 DEEDWARR
10/15/2021 09:28:02 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20211015-0138743

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
TONI LYN STUART, Trustee	RoundPoint Mortgage Servicing Corporation	
STUART REVOCABLE TRUST dated September 14, 2021	P.O. Box 674150	171-4-C-51.00 CO
835 Barrington Place Drive	Dallas, Texas 75267-4150	
Brentwood, Tennessee 37027		

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).

Toni L. Stuart
TONI L. STUART

Sworn to and subscribed before me this October 13, 2021.

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025

Notary Public

My Commission Expires: _____

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, TONI L. STUART, a single person, do hereby transfer, release, and convey any and all of my right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to TONI LYN STUART, TRUSTEE of the STUART REVOCABLE TRUST, dated September 14, 2021 and any amendments thereto, being more particularly described as follows:

Being Lot No. 51 as set forth in the Master Deed and Bylaws for Barrington Place, a Horizontal Property Regime With Private Elements, of record in Instrument 20050914-0110701 and corrected in Instrument Number 20051025-0128696, P.U.D. Boundary Survey of record in Instrument Number 20050404-0036360, Register's Office for Davidson County, Tennessee, to which plan reference is

hereby made for more particular description of said property. Said Plan prepared by Anderson, Delk, Epps & Associates, Inc., R.L. S. No. 1660, 618 Grassmere Park Dr., Suite 4, Nashville, Tennessee 37211.

Being the same property conveyed to TONI L. STUART, a single person, by CYNTHIA M. MCLEAN, aka CYNTHIA MCLEAN FINKE and husband, JOHN FINKE, by Warranty Deed of record in Instrument 20130116-0005140, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) All restrictions of record; 2) All easements of record; 3) All visible easements; 4) All matters appearing on the plan and/or plat of record; 5) All applicable government and zoning regulations.

The foregoing description is taken from the prior deed of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and I covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This is improved property known as: 835 Barrington Place Drive, Brentwood, Tennessee 37027.

WITNESS MY HAND this October 13, 2021.

Toni L. Stuart

TONI L. STUART

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 TONI L. STUART, and with whom I am personally acquainted, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 13th day of October 2021.

NOTARY PUBLIC

My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025