WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 417,000.00 .

Andrea Stewart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of December, 2021.

Notary Public

COMMISSION EXPIRES: 12-08-2024

Steve Jarrett
Notary Public
Williamson County, State of Tennessee
My Commission Expires December 8, 2024

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 784845 DEEDWARR
01/05/2022 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,542.90
20220105-0001888

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Margaret A. Stewart James M. Stewart (NAME)	Margaret Stewart James Stewart (NAME)	092-05-0-157
1385 Via Vista (ADDRESS)	1385 Via Vista (ADDRESS)	
Fallbrook, CA 92028 (CITY) (STATE) (ZIP)	Fallbrook, CA 92028 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Lisa H. Taylor, Trustee of The Randy Hillin 2016 Trust, and Lisa H. Taylor, Trustee of The Lisa H. Taylor 2016 Trust, both with an equal, undivided tenant-in-common interest,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Margaret A. Stewart and James M. Stewart, wife and husband,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 8 in the George I. Waddy's Subdivision of Block Nos. 16 and 26, of Midway, of record in Book 421, Page 55, Register's Office for said County, to which plan reference is made for a more particular description of said lot.

Being the same property conveyed to James R. Hillin and wife, Nancy T. Hillin, by deed dated November 17, 1982, and recorded November 18, 1982, from Mayfair Homes, Inc., a Tennessee Corporation, of record in Book 5966, page 374, and being a part of the same property conveyed to James R. Hillin and wife, Nancy T. Hillin, as tenants in common (and not as tenants by the entirety and not as joint tenants with rights of survivorship), by deed dated August 12, 2008, and recorded August 19, 2008, from James R. Hollin and wife, Nancy T. Hillin, of record in Instrument Number 20080819-0084995, and being a part of the same property conveyed to Nancy T. Hillin, Trustee of the James R. Hillin Bypass Trust being a one-half tenant-in-common interest, by deed dated September 16, 2011, and recorded September 20, 2011, from Nancy T. Hillin, Executor of the Estate of James R. Hillin, deceased, of record in Instrument Number 20110920-0072752, and being a part of the same property conveyed to Lisa H. Taylor, Trustee of The Randy Hillin 2016 Trust, and an equal undivided tenant-in-common interest to Lisa H. Taylor, Trustee of The Lisa H. Taylor 2016 Trust, by deed dated May 12, 2020, and recorded May 19, 2020, from Lisa H. Taylor, Trustee of the James R. Hillin Bypass Trust being a one-half tenant-in-common interest, of record in Instrument Number 20200519-0051790, and being a part of the same property conveyed to Lisa H. Taylor, Trustee of The Randy Hillin 2016 Trust, and an equal, undivided tenant-in-common interest and to Lisa H. Taylor, Trustee of The Lisa H. Taylor 2016 Trust, by deed dated May 12, 2020, and recorded May 28, 2020, from Lisa H. Taylor, Executor of the Estate of Nancy T. Hillin, deceased December 9, 2018, of record in Instrument Number 20200528-0054835, Register's Office for Davidson County, Tennessee.

For purposes of identifying the foresaid Trusts and enumerating the powers of the Trustee thereunder, Certifications of each Trust are attached hereto as Exhibit "A"

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 926 32nd Avenue North Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs, successors and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, successors 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.

Witness our hands this 21st day of December, 2021.

Lisa H. Taylor, Trustee of The Randy Hillin 2016 Trust

By: Lisa H. Taylor, Trustee

Lisa H. Taylors, Trustee

Lisa H. Taylor, Trustee of The Lisa H. Taylor 2016 Trust

By: Lisa H. Taylor, Trustee

Lisa H. Taylor, Trustee

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Lisa H. Taylor, Trustee of The Randy Hillin 2016 Trust, and Lisa H. Taylor, Trustee of The Lisa H. Taylor 2016 Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in her capacity as Trustee for the purposes therein contained.

WITNESS my hand and seal this 21st day of December, 2021.

Commission Expires: _____

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 1, 2023

Tennessee Certification of Electronic Document

I, Damien T Baldwin, do hereby make 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 December 21, 2021.

Affiant Signature

Date: December 21, 2021

State of TENNESSEE

County of Davidson

Sworn to and subscribed before me this December 21, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11/27/23

NOTARY'S SEAL

