THIS INSTRUMENT PREPARED BY:
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WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
The Circle of Love Trust 7105 Poplar Creek Trace Nashville, TN 37221	Same	155-08-0A-045.00

KNOW ALL MEN BY THESE PRESENTS that RICHARD E. STEWART and JEANETTE L. STEWART, husband and wife, hereinafter "Grantors", hereby transfer and convey unto the Trustees of THE CIRCLE OF LOVE TRUST u/t/a dated October 28, 2022, hereinafter "Grantees", their successors and assigns, that certain tract or parcel of real property located in Davidson County, Tennessee, and more particularly described as follows:

> Being Lot No. 45 on the Plan of Subdivision for Phase 1, Poplar Creek Estates, of record in Plat Book 6250 at page 647, Register's Office for Davidson County, reference to which is hereby made for a more complete description.
>
> Being the same property conveyed to Richard E. Stewart and Jeanette L. Stewart, husband and wife, by Warranty Deed from Morris Eshaghpour Contracting Corporation, in Book 7085, Page 614, the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their successors and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for the lien for real property taxes for the current year and subsequent years, any and all easements and/or restrictions of record and all matters shown on the plan of record, all in the Register's Office for Davidson County, Tennessee.

Grantors further covenant and bind themselves, their heirs, personal representatives, successors and assigns, to warrant and forever defend the title to said real estate to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be dated and effective this 9th day of February 2023.

GRANTORS:

Richard E. Stewart

Jeanette L. Stewart

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Richard E. Stewart and Jeanette L. Stewart, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9th day of February 2023.

Notary Public

BRAD ALLEN CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 05-05-2025

THIS CONVEYANCE IS EXEMPT FROM RECORDATION TAX UNDER T.C.A. § 67-4-409(A)(3)(F). NO OATH OF VALUE IS REQUIRED FOR THIS DEED IN ACCORDANCE WITH THE PROVISIONS OF T.C.A. § 67-4-409(A)(5).

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTORS AND GRANTEES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Andrea P. Perry 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 February 9, 2023 (date of document).

Andrea P. Perry
Affiant Signature

2/13/2023
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 13th day of February, 2023

Natalina D. Eckerman
Notary's Signature

My Commission Expires: September 7, 2026

