Karen Johnson Davidson County
Batch# 975407 DEEDWARR
03/01/2023 08:18:30 AM 4 pgs
Fees: $23.00 Taxes: $1,628.00
20230301-0014346

ADDRESS NEW OWNER: Benjamin A. Smith
305 Overridge Cove
Hermitage, TN 37076

SEND TAX BILL TO: NEW OWNER

MAP-PARCEL NOS. 086-04-0B-055.00

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004
NO TITLE INSURANCE PROVIDED

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Lana S. Stewart and Jerry W. Stewart, Trustees of the Lana S. Stewart Living Trust dated May 28, 1998** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Benjamin A. Smith, married** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of the First Revision, Section Two, Sunset Oaks of record in Plat Book 7900, Page 942, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Lana S. Stewart and Jerry W. Stewart, Trustees of the Lana S. Stewart Living Trust dated May 28, 1998, by Warranty Deed from Robert Eldon Middleton and wife, Angela W. Middleton, recorded December 10, 2002, of record in Instrument No. 20021210-0151958, Register's Office for Davidson County, Tennessee

This is property with a common address of 305 Overridge Cove, Hermitage, TN 37076.

SEE CERTIFICATION OF TRUST ATTACHED HERETO AND MADE A PART HEREOF.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) Any and all restrictions and easements of record.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

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

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 28th day of February 2023.

Jerry W. Stewart Trustee

Jerry W. Stewart, Trustee of the Lana S. Stewart Living Trust dated May 28, 1998

Lana S. Stewart Trustee

Lana S. Stewart, Trustee of the Lana S. Stewart Living Trust dated May 28, 1998

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Lana S. Stewart and Jerry W. Stewart, Trustees of the Lana S. Stewart Living Trust dated May 28, 1998 ,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal at office this 28th day of February 2023.

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $440,000.00.

Affiant

Subscribed and sworn before me this 28th day of February 2023.

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

Notary Public
My Commission Expires:

File No. 2302-019

CERTIFICATION OF TRUST

TO WHOM IT MAY CONCERN: This Affidavit for Certification of Trust is offered to you pursuant to Section 35-15-1013, Tennessee Code Annotated, for the "Lana S. Stewart Living Trust dated May 28, 1998," (the "Trust"), the undersigned certifies as follows:

1. The name and date of the trust that is currently in full force and effect is:
   Lana S. Stewart Living Trust dated May 28, 1998
   The name of the Grantor: Lana S. Stewart
2. The name of the currently acting Trustees of the trust: Lana S. Stewart and Jerry W. Stewart
3. The Trustees may exercise, without prior approval from any court, all the powers conferred by the trust agreement and any powers conferred by law, including, without limitation, those powers set forth in the Tennessee Fiduciaries' Powers Act.
4. The trust is revocable until the death of the Grantor. During the Grantor's life, she may revoke the Trust.
5. There are no other acting Trustees other than Lana S. Stewart and Jerry W. Stewart.
6. The named Successor Trustees are:
   a. If Trustees are unable to serve, then Lesley St. James shall serve as Successor Trustee;
   b. If Lesley St. James is unable to serve, then Jeffrey W. Stewart shall serve as Successor Trustee;
   c. If Jeffrey W. Stewart is unable to serve, then Stephanie DaCunha shall serve as Successor Trustee; and
   d. If Stephanie DaCunha is unable to serve, then Cynthia D. Ward shall serve as Successor Trustee
7. The trust qualifies as a "Grantor Trust" under Sections 671 to 677 of the Internal Revenue Code so that, for federal income tax purposes, Lana S. Stewart, will be treated as the owner during her lifetime.
8. The taxpayer identification number of the trust is Lana S. Stewart's Social Security number.
9. Assets owned by the trust should be titled as follows: "Lana S. Stewart and Jerry W. Stewart, Trustees of the Lana S. Stewart Living Trust dated May 28, 1998."
10. The undersigned Trustees state that, to the best of the Trustees' knowledge, the trust has not been revoked, modified or amended in any manner that would cause the representations in this Certification of Trust to be incorrect. The Trust was amended in 2018; however, the Amendment did not affect the authority of the Trustees herein or other matters certified herein.
11. All other trust provisions are of a personal nature and set forth the distribution of trust property. They do not modify the powers of the Trustee.
12. The undersigned Affiant is currently the acting Trustee of the trust and declares that the foregoing statements and any attached exhibits are true and correct, under penalty of perjury.

This Affidavit of Trust is dated effective as of February 28, 2023.

Lana S. Stewart Trustee

Lana S. Stewart, Trustee of the Lana S. Stewart Living Trust dated May 28, 1998

Jerry W Stewart Trustee

Jerry W. Stewart, Trustee of the Lana S. Stewart Living Trust dated May 28, 1998

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lana S. Stewart and Jerry W. Stewart, Trustees of the Lana S. Stewart Living Trust dated May 28, 1998**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained as their free act and deed..

Witness my hand and official seal, this the 28th day of February 2023.

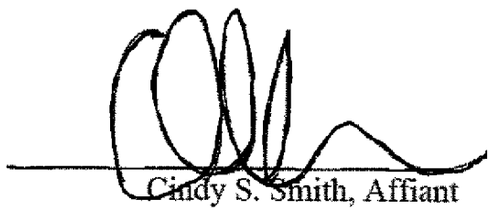
Notary Public
My Commission Expires: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

202303010014346

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 28, 2023** (date of document).



Cindy S. Smith, Affiant

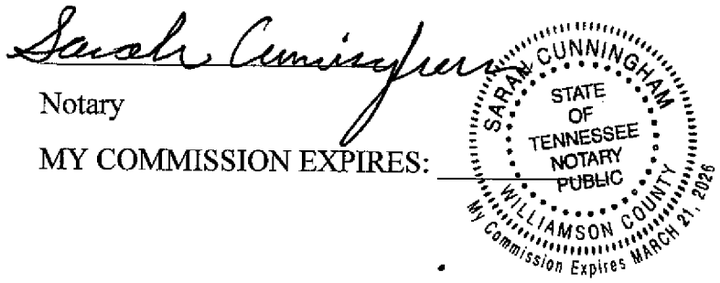
02/28/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me on this 28th day of February, 2023.



Notary

MY COMMISSION EXPIRES: _____