Prepared by,
Record and Return to:
Chapman & Rosenthal Title, Inc
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 230945782

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $825,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of September, 2023.

Notary Public
My Commission Expires: _____

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026

Karen Johnson Davidson County
Batch# 1053692 DEEDWARR
09/25/2023 10 36 50 AM 2 pgs
Fees $13.00 Taxes $3,052 50

20230925-0075010

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Benjamin Trombley-Shapiro and Kimber Lockhart, Trustees or their successors in trust under The Lockhart Trombley-Shapiro Trust, dated January 22, 2015, and any amendments thereto. 1423 Broadway Ste 303 Oakland, CA 94612	New Owner	Tax Parcel ID No. 091-07-4L-002.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Sean Stewart and Kelli Linn Stewart, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Benjamin Trombley-Shapiro and Kimber Lockhart, Trustees or their successors in trust under The Lockhart Trombley-Shapiro Trust, dated January 22, 2015, and any amendments thereto,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, 4812 Kentucky Avenue Homes, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170828-0087940, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to James Sean Stewart and Kelli Linn Stewart, husband and wife by Warranty deed from Samir Rastoder, a married man of record in Instrument No. 20181105-0109164 Register's Office for Davidson County, Tennessee, dated October 30, 2018 and recorded on November 05, 2018.

The execution of this instrument is affected by the signature of Nathan Powers as Attorney-in-Fact for James Sean Stewart, which Power of Attorney is recorded in Instrument Number 20230925-0075009, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as 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 appear in the appropriate public record.

Taxes for the year 2023, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 57, Page (s) 74 and 75, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20170828-0087940, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

This is improved property located at 1102 49th Avenue North Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 22nd day of September, 2023

James Sean Stewart by Nathan Powers as attorney in fact
James Sean Stewart by Nathan Powers as Attorney-in-fact

Kelli Linn Stewart

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nathan Powers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for James Sean Stewart and that he is authorized by James Sean Stewart, to execute this instrument on his behalf.

WITNESS my hand, at office, this 22nd day of September, 2023.

Notary Public

My Commission Expires. _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb 23 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kelli Linn Stewart, 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 for the purposes therein contained.

Witness my hand, at office, this 22nd day of September, 2023.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb 26 2026