WARRANTY DEED

Karen Johnson Davidson County
Batch# 1083525 DEEDWARR
12/19/2023 09:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20231219-0097621

File No. DH-23-5626

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dean Leffler, Jr.	Same as	
(NAME)	(NAME)	083-07-0-319.00
1401 Douglas Ave	New owner	
(ADDRESS)	(ADDRESS)	
Nashville TN 37206		
(CITY) (STATE) (ZIP)	(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/we, **Curtis T. Stewart and Rhonda Kaye Stewart, Co-Trustees of The Stewart Tennessee Community Property Trust, dated February 6, 2023**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dean Leffler, Jr., an unmarried man**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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, being Lot No. 1 on the Plan of Eastland Oaks, Section 1 of record in Book 4660, Page 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert H. Miller by Warranty Deed from Linda C. Williams, unmarried of record in Book 8406, Page 20, Register's Office for Davidson County, Tennessee, dated July 23, 1991 and recorded on July 26, 1991. (Value of consideration shown in aforementioned deed $40,000.00.)

Robert H. Miller died on or about April 30, 2002, his estate duly probated in the Seventh Circuirt Court, Probate Division for Davidson County, Tennessee, bearing Docket No. 04P-286. See also, Affidavit of Heirship of record in Instrument No. 20070102-0000526, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rhonda Kaye Stewart pursuant to the Last Will and Testament of Mildred Louise Boner Miller dated November 2, 2014 and Order to Admit Will to Probate for the Limited Purpose of Establishing Muniment of Title Docket No. 2022PR-540 of record as Instrument Number 20221012-0111709, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Curtis T. Stewart and Rhonda Kaye Stewart by Quitclaim Deed from Rhonda Kaye Stewart of record as Instrument Number 20230207-0008822, Register's Office for Davidson County, Tennessee, dated February 6, 2023 and recorded on February 7, 2023. (Value of consideration shown in aforementioned deed $0.00.)

This is property more commonly known as 2307 Eastland Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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 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 my/our hand this 15th day of December, 2023.

The Stewart Tennessee Community Property Trust, dated February 6, 2023

By: Curtis T Stewart co-trustee
Curtis T. Stewart, Co-Trustee

By: Rhonda Kaye Stewart, trustee
Rhonda Kaye Stewart, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of December, 2023, before me personally appeared Curtis T. Stewart and Rhonda Kaye Stewart, Co-Trustees of The Stewart Tennessee Community Property Trust, dated February 6, 2023, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of December, 2023.

D. Hardwick
Notary Signature
My commission expires:



Certificate of Authenticity

I, Dawnielle Hardwick, 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 15, 2023**.

Date

Affiant Signature

December 19, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **19th** day of **December**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026