Karen Johnson Davidson County
Batch# 1224959 DEEDWARR
01/09/2025 02:05:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20250109-0002048

WARRANTY DEED

MAIL RECORDED DEED TO:

KIMBERLEY M. SPEARS
SPEARS & SHELF, LLP
459 FULTON STREET
SUITE 307
SAN FRANCISCO, CA 94102

OWNER (SEND TAX BILLS TO):

JOHN K. STEWART, TRUSTEE
LINDA DANIELS, TRUSTEE
264 GLEN DRIVE
SAUSALITO, CA 94965

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JOHN STEWART and LINDA DANIELS, husband and wife as joint tenants (herein, "Grantor"), whose address is 264 Glen Drive, Sausalito, CA 94965, hereby sells, transfers and conveys to JOHN K. STEWART AND LINDA DANIELS, TRUSTEES, or any successors in trust, under the JOHN K. STEWART AND LINDA DANIELS TRUST dated August 5, 2000 and any amendments thereto (herein, "Grantee"), whose address is 264 Glen Drive, Sausalito, CA 94965, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1616 Fatherland Street, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever.

AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever.

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(F) as it is a transfer to a revocable living trust.

PIN NO: 083-14-0-180.00

This Instrument Prepared By: REGINALD P. HARRION, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:



John Stewart

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

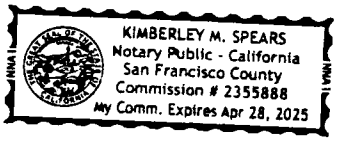
ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF San Francisco }

On 12/12/2024, before me, Kimberley M. Spears, Notary Public, personally appeared John Stewart, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal. (Seal)

Signature 
My Commission Expires: 04-28-2025



GRANTOR:

Linda Daniels

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

ACKNOWLEDGMENT

STATE OF CALIFORNIA }
}
COUNTY OF San Francisco }

On 12/12/2024, before me, Kimberley M. Spears, Notary Public, personally appeared Linda Daniels, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal. (Seal)

Signature

My Commission Expires: 04-28-2025

KIMBERLEY M. SPEARS
Notary Public - California
San Francisco County
Commission # 2355888
My Comm. Expires Apr 28, 2025

OATH OF CONSIDERATION

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO

The actual consideration or value, whichever is greater, for this transfer is $50.00.

Grantee:

John K. Stewart and Linda Daniels Trust dated August 5, 2000

John K. Stewart, Trustee

Linda Daniels, Trustee

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

State of California
County of San Francisco

Subscribed and sworn to (or affirmed) before me on this 12th day of December, 2024, by John K. Stewart and Linda Daniels, Trustees, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(Seal)

Signature
Notary Public

KIMBERLEY M. SPEARS
Notary Public - California
San Francisco County
Commission # 2355888
My Comm. Expires Apr 28, 2025

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Lindsley's Subdivision on the Chadwill Tract, as of record in Plat Book 2, page 34, Chancery Court at Nashville, said Lot No. 81 fronts 50 feet on the southerly side of Fatherland Street formerly Van Sinderin Street, and runs back 148.3 feet on the east line and 149 feet on the west line to an alley on which it shows 50 feet.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument 20070326-0036286, on March 26, 2007.

PIN NO: 083-14-0-180.00

STREET ADDRESS: 1616 Fatherland Street, Nashville, TN 37206

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Tennessee Certification of Electronic Document

I, Dorene J. Royal, 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 12/12/2024 (date of document).

Dorene J Royal

Affiant Signature

01/08/2025

Date

State of Florida

County of Hillsborouth

Sworn to and subscribed before me this 8th day of January, 2025.

NOTARY'S SEAL



A Guiler

Notary Signature

MY COMMISSION EXPIRES:
09-20-2025