RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-27119-24

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1255757 DEEDWARR
04/02/2025 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $148.00
20250402-0025082

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 day of March, 2025.

NOTARY PUBLIC

My commission expires: June 23, 2026

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMMISSION EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erik Padron, Rosa Padron, 559 Cedar Dr. Nashville, TN 37211	Same address as new owner	162-09-0C-559-00

FOR AND IN CONSIDERATION of the sum of FORTY THOUSAND Dollars ($40,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **Carl L. Stewart, Trustee of the Stewart Family Revocable Living Trust**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ERIK PADRON AND ROSA PADRON, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Unit A on Lot No. 38 of Phase I of Cedarwood Condominiums, Revised No. 2 Lots 15-44, Section 6, Cedarwood Estates, a horizontal property regime established by Master Deed of record in Book 5707, page 121, amended in Book 6062, page 285, the plat of which is of record in Book 5200, page 349, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property further conveyed to Erik Padron and Berta Padron by Quitclaim Deed from Carl L. Stewart, Trustee of the Stewart Family Revocable Living Trust as recorded January 14, 2025, in Instrument 20250114-0002940, Register's Office for Davidson County, Tennessee.

Also being the same property quitclaimed to Carl L. Stewart, Trustee of the Stewart Family Revocable Living Trust from Erik Padron and Berta Padron, dated February 4, 2025 in Instrument No. 202502100009671, in the Register's office of Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 559 Cedar Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 26th day of March, 2025

GRANTOR(S)

The Stewart Family Revocable Living Trust

By: Carl L. Stewart, Trustee

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Brevard

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared Carl L. Stewart with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who upon his oath acknowledged himself to be the Trustee of Stewart Family Revocable Living Trust, the within named bargainor and that as such Trustee, being authorized to do so, execute the foregoing instrument for purposes therein contained by signing the name of the Trust, as Trustee.

WITNESS my hand and seal, this the 27th day of Mar., 2025.

Notary Public

Notary Public, State of Florida
Alexander J Reptass
My Commission HH 445760
Expires 10/07/2027

Alexander J Reptass
Printed Notary Name

My commission expires: 10/07/2027

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 March 26, 25 (date of document).

April 2, 25
Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this April 2, 2025.

Notary's Signature

My Commission Expires: _____

RACHEL K. WILKIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

Notary's Seal