Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1289194 DEEDWARR
06/24/2025 10 46 57 AM 2 pgs
Fees $13 00 Taxes $1,424 50

20250624-0049600

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $385,000 00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 06/20/2025

NOTARY PUBLIC

MY COMMISSION EXPIRES

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 20, 2028

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2928-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Sarah Szymkowicz	NEW OWNER	103-08-0C-010.00-CO
3909 Westlawn Drive		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Eric A. Stewart and Crista R. Stewart, Co-Trustees of The MIHG Trust, U/A dated February 10, 2022

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sarah Szymkowicz, an unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT.

A Condominium Apartment in Davidson County, Tennessee, being unit 5A of The Westlawn, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit D to the Master Deed of record in Book 7972 Page 794, Registers Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium

Being the same property conveyed to Eric A Stewart and Crista R. Stewart, husband and wife by Warranty deed from Sandra L Vanhooydonk, unmarried of record in Instrument No. 20191220-0131472 Register's Office for Davidson County, Tennessee, dated December 19, 2019 and recorded on December 20, 2019.

Being the same property conveyed to Eric A. Stewart and Crista R. Stewart, as co-Trustees of The MIHG Trust, U/A dated February 10, 2022 by Quitclaim Deed from Eric A Stewart and Crista R Stewart, husband and wife of record in Instrument No. 20220218-0019111 Register's Office for Davidson County, Tennessee, dated February 10, 2022 and recorded on February 18, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING·

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 3909 Westlawn Drive Nashville, TN 37209

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on June 17, 2025.

The MIHG Trust, U/A dated February 10, 2022

By: _____
Eric A. Stewart, Co-Trustee

By: _____
Crista R. Stewart, Co-Trustee

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public of said County and State, the within named Eric A. Stewart and Crista R. Stewart, Co-Trustees of the MIHG Trust, U/A dated February 10, 2022, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal, this June 17, 2025

_____
Notary Public

My Commission Expires. 9/20/25

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2928-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027