Karen Johnson Davidson County
Batch# 1324475 DEEDWARR
09/22/2025 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20250922-0075306

WARRANTY DEED

CAITLIN LLOYD-MCKEIGHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 8, 2029

File No. CR-25-10695

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 day of September, 2025

Notary Public

MY COMMISSION EXPIRES: 5-8-29

(AFFIX SEAL)

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
0 Hart Lane, LLC	New Owner	
(NAME) 713 18th Avenue South	(NAME) 713 18th Avenue South	061-14-0-205.00
(ADDRESS) Nashville, TN 37203	(ADDRESS) Nashville, TN 37203	
(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, **Stewart Building Group, LLC, a Tennessee Limited Liability Company** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **0 Hart Lane, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 Tract 1, containing 0.60 acres +/-, as shown at Exhibit A, BOUNDARY SURVEY, STATE OF TENNESSEE PROPERTY, recorded in Instrument No. 20220621-0070139, in the Register's Office, Davidson County, Tennessee.

Being a part of the same property conveyed to State of Tennessee by Davidson County Warranty deed from The Grand Lodge of Free and Accepted Masons of the State of Tennessee of record in Book 1163, page 314, Register's Office for Davidson County, Tennessee, dated April 15, 1941 and recorded on May 17, 1941.

Being the same property conveyed to Stewart Building Group, LLC, a Tennessee Limited Liability Corporation by Quitclaim deed from State of Tennessee of record in Instrument No. 20220621-0070139 Register's Office for Davidson County, Tennessee, dated May 03, 2022 and recorded on June 21, 2022. (Value of consideration shown in aforementioned deed $358,250.00.)

This is property more commonly known as 0 Hart Lane, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 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 18th day of September, 2025.

Stewart Building Group, LLC, a Tennessee Limited Liability Company

By: Curtis Stewart
Curtis Stewart, Member

By: Kaye Stewart
Kaye Stewart, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Andrew Suzore of the state and county mentioned, personally appeared Curtis Stewart and Kaye Stewart, Members of Stewart Building Group, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member and Member of Stewart Building Group, LLC, the within named bargainor, a Limited Liability Company, and that such Curtis Stewart and Kaye Stewart, Members of Stewart Building Group, LLC as such Member and Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member and Member.

Witness my hand and seal, at office in Nashville, TN, this 18th day of September, 2025.

Notary Signature

Printed Name: Andrew Suzore

My commission expires: May 8, 2028



TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 September 18, 2025.

Affiant Signature

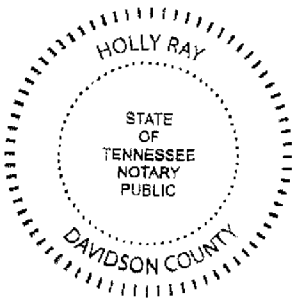
September 19, 2025

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 19th day of September, 2025.



Notary's Signature

My Commission Expires: 03/09/27