Karen Johnson
Batch # 1364925
01/05/2026 09:01:30 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDWARR
4 pgs
20260105-0000067

WARRANTY DEED

MAIL RECORDED DEED TO:

CHRISTOPHER FLOSS
ARENTFOX SCHIFF
ONE WESTMINSTER PLACE
SUITE 200
LAKE FOREST, IL 60045

OWNER (SEND TAX BILLS TO):

CHRISTOPHER STEWART, TRUSTEE
1411 ABINGTON CAMBS DRIVE
LAKE FOREST, IL 60045

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, CHRISTOPHER STEWART, TRUSTEE, under the CHRISTOPHER STEWART DECLARATION OF TRUST dated March 25, 2013, who incorrectly acquired title as CHRISTOPHER STEWART, TRUSTEE OF THE CHRISTOPHER STEWART TRUST (herein, "Grantor"), whose address is 1411 Abington Cambs Drive, Lake Forest, IL 60045, hereby sells, transfers and conveys to MARGARET M. STEWART, TRUSTEE, or any successors in trust, under the MARGARET M. STEWART DECLARATION OF TRUST dated March 25, 2013, and any amendments thereto (herein, "Grantee"), whose address is 1411 Abington Cambs Drive, Lake Forest, IL 60045, 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: 822 Dewees Avenue, Nashville, TN 37204

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) (1)(C)(vi) as it is a transfer to or from a revocable living trust in accordance with that section.

PIN NO: 118-02-0W-002.00-C

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

WITNESS my hand and seal this 8 day of Dec, 2025

GRANTOR:

Christopher Stewart Declaration of Trust dated March 25, 2013, who incorrectly acquired title as The Christopher Stewart Trust

Christopher Stewart, Trustee

STATE OF ILLINOIS
COUNTY OF LAKE

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Christopher Stewart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the trustee of the Christopher Stewart Declaration of Trust dated March 25, 2013, who incorrectly acquired title as The Christopher Stewart Trust, and that that the foregoing instrument was executed on behalf of said trust pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 8th day of December, 2025.

[Affix Notary Seal]

OFFICIAL SEAL
CHRISTOPHER MARK FLOSS
Notary Public, State of Illinois
Commission No. 798697
My Commission Expires February 27, 2026

SIGNATURE OF NOTARY PUBLIC
My commission expires: 2/27/2026

OATH OF CONSIDERATION

STATE OF ILLINOIS
COUNTY OF LAKE

The actual consideration or value, whichever is greater, for this transfer is $ 0.

Grantee:

Margaret M. Stewart Declaration of Trust dated March 25, 2013

Margaret M. Stewart, Trustee

Subscribed and sworn to under oath before me, this 8th day of December, 2025 by Margaret M. Stewart, as Trustee of the Margaret M. Stewart Declaration of Trust dated March 25, 2013.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 2/27/2026

OFFICIAL SEAL
CHRISTOPHER MARK FLOSS
Notary Public, State of Illinois
Commission No. 799697
My Commission Expires February 27, 2026

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Unit B on The Plan of 2810 Vaulx Lane attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 2810 Vaulx Townhomes, a Planned Unit Development With Private Elements, of record in Instrument No. 20140304-0017979, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit.

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 No. 20150706-0064691, on July 6, 2015.

PIN NO: 118-02-0W-002.00-C

STREET ADDRESS:

822 Dewees Avenue, Nashville, TN 37204

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.