Karen Johnson Davidson County
Batch# 1393448 DEEDWARR
03/16/2026 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,476.30
20260316-0020962

WARRANTY DEED

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

File No. CR-26-1654

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of March, 2026

Notary Public

MY COMMISSION EXPIRES: 11/17/2029

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Meredith Higgins	United Wholesale Mortgage, LLC	
(NAME)	(NAME)	
3902 Katherine Street	700 South Blvd. East	061-15-0-285.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Pontiac, MI 48341	
(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, **Curtis T. Stewart and Rhonda Kaye Stewart, Co-Trustees of The Stewart Tennessee Community Property Trust dated February 6, 2023**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Meredith Higgins, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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 Lot No. 81 and the northerly 7 feet of Lot No. 80, in the M.N. Young's Inglewood Annex, a resubdivision of Lot Nos. 1, 2, 3, and 4 of Williams 31 acre tract, as shown on plat of record in Plat Book 547, Page 197, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Curtis T. Stewart by Warranty Deed from Security Federal Savings and Loan Association of Nashville, dated November 9, 1990 and recorded January 25, 2001 in Instrument No. 10010125-0007707, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Curtis T. Stewart and Rhonda Kaye Stewart, as Co-Trustees of the Stewart Tennessee Community Property Trust, dated February 6, 2023 by Quitclaim Deed from Curtis T. Stewart dated February 6, 2023 and recorded February 7, 2023 in Instrument No. 202302007-0008826, Register's Office of Davidson County, Tennessee.

This is property more commonly known as 3902 Katherine Street, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 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 13 day of March, 2026.

The Stewart Tennessee Community Property
Trust dated February 6, 2023

By: Curtis T Stewart, co-trustee
Curtis T. Stewart, Co-Trustee

By: Rhonda Kaye Stewart, co-trustee
Rhonda Kaye Stewart, Co-Trustee

STATE OF FLORIDA
COUNTY OF COLLIER

On this 13 day of March, 2026, before me personally appeared Curtis T. Stewart and Rhonda Kaye Stewart, Co-Trustees of The Stewart Tennessee Community Property Trust dated February 6, 2023, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13 day of March, 2026.

Notary Signature
My commission expires: 8/11/2028

Notary Public State of Florida
David M Gawron
My Commission HH 580706
Expires 8/11/2028

I, Kirsten Virden, 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 03/13/2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 03/13/2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of March, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

