Karen Johnson Davidson County
Batch# 1420827 DEEDWARR
05/14/2026 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20260514-0043546

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Joslyn Sprunger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026

**THIS INSTRUMENT WAS PREPARED BY**
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| Stewart Family Trust | NEW OWNER | 160 14 0B 118.00 |
| (NAME) 1916 Rosewood Valley Dr. | (NAME) | |
| (ADDRESS) Brentwood, TN 37027 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Rebecca Lynn Jackson and Daniel Wayne Jackson, Trustees of The Winston Trust dated January 7, 2025**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **William Henry Stuart and Tracie Gold Stuart, Co-Trustees of The Stuart Family Trust, dated July 29, 2025**, hereinafter called the GRANTEE(S), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

A certain condominium apartment in Davidson County, Tennessee, described as Unit 5822 2nd Revision Brentwood Trace a Condominium, a Horizontal Property Regime, located on 5822 Brentwood Trace, Davidson County, Tennessee, as shown on the plat of 2nd Revision Brentwood Trace, Condominium apartments, recorded in Book 5200, Page 261, said Register's Office, and described in a Master Deed recorded in Book 5524, Page 415, as amended in Book 5545, Page 510 and By-Laws of 2nd Revision Brentwood Trace Condominiums said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of 2nd Revision Brentwood Trace, Condominium Apartments contained in the Master Deed and By-Laws Appended thereto, recorded in Book 5524, Page 415, as amended in Book 5545, Page 510 and By-Laws of record in Book 5524, Page 424, as amended in Book 5537, Page 988, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Rebecca Lynn Jackson and Daniel Wayne Jackson, Trustees of The Winston Trust dated January 7, 2025, by Quitclaim Deed from Daniel Jackson and Rebecca Jackson, husband and wife, of record in Instrument No. 20250310-0017987, in the Register's Office of Davidson County, Tennessee, dated February 26, 2025 and recorded on March 10, 2025.

This conveyance is subject to the following: Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 2ND REVISION BRENTWOOD TRACE

CONDOMINIUMS, as recorded in Plat Book 5200, Page(s) 261 and Revising the Plat Book 5200, Page 230 and Plat Book 5200, Page 219, Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BRENTWOOD TRACE Condominium of record in Book 5524, Page 415, as amended in Book 5545, Page 510; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon, Easement recorded in Instrument No. 20181029-0106563, By-Laws for Brentwood Trace recorded as Book 5524, Page 424 and as amended in Book 5537, Page 988.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 5822 Brentwood Trace, Brentwood, TN 37027
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

Effective the 13th day of May, 2026.

The Winston Trust dated January 7, 2025

BY: _____
Rebecca Lynn Jackson, Trustee

BY: _____
Daniel Wayne Jackson, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
Personally appeared before me, the undersigned, a Notary Public for the said State and County aforesaid Rebecca Lynn Jackson and Daniel Wayne Jackson, which whom I am personally acquainted (or proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposees therein contained, and who further acknowledged that they are the Trustees of the The Winston Trust dated January 7, 2025, and are authorized by the trust document to exeucte this instrument on its behalf.

Witness my hand and seal, at office, this 13th day of May, 2026.

_____
Notary Public

Printed Name: the undersigned

My Commission Expires: 4/12/27

E. KIRKHAM GORE III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**RETURN TO:**
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

**Certificate of Authenticity**

**for Electronically Filed Document**

I, Amy Fredrickson, 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 5/13/2026 (date of document).

Date: 5/14/2026

Affiant Signature

State of Tennessee )

)

County of Williamson )

Sworn to and subscribed before me this 14th day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026