THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190420275

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $660,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of May, 2019.

Notary Public
My Commission Expires: _____

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-20

Karen Johnson Davidson County
Batch# 236797 **DEEDWARR**
05/31/2019 08:16:46 AM 2 pgs
Fees: $13.00 Taxes: $2,442.00

20190531-0051579

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Stephanie Lee Steinas and Jason Enrique Steinas 1121 Davidson Road Nashville TN 37205	New Owner	Tax Parcel ID No. 11502009200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Millicent Van Mol Cash n/k/a Millicent Vance, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephanie Lee Steinas and Jason Enrique Steinas, wife and husband,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 57, RESUBDIVISION OF LOTS 57 & 58, CREST MEADE, SECTION II, as shown on plat of record in Plat Book 4885, Page 123, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Millicent Van Mol Cash, an unmarried woman by Warranty Deed from Jason D. Brown and wife, Stefanie Dean Brown, recorded on the 17th day of March, 2014 in Instrument No. 20140317-0022039, in the Register's Office of Davidson County, Tennessee.

Jamie Vance joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOTS 57 & 58, CREST MEADE, SECTION II, as recorded in Plat Book 2331, Page(s) 151 and Plat Book 4885, Page 123.

Agreement for Dedication of Easement as set forth in Book 4786, Page 457.

This is improved property located at 1121 Davidson Road Nashville TN 37205

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-BR-19-1121

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of May, 2019.

Millicent Van Mol Cash n/k/a
Millicent Vance

Jamie Vance

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Millicent Van Mol Cash n/k/a Millicent Vance and Jamie Vance, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of May, 2019.

Notary Public

My Commission Expires: _____

