Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-2759

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $382,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18th day of September, 2020

Notary Public

Commission Expires: 9/16/2022

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jessica Steddom and Stephen Steddom 254 Thuss Avenue Nashville, TN 37211	NEW OWNER	133-02-0-056.00

Karen Johnson Davidson County
Batch# 479840 DEEDWARR
09/21/2020 11:19:54 AM 2 pgs
Fees: $13.00 Taxes: $1,416.73
20200921-0107896

WARRANTY DEED

FOR AND IN 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,

Katherine Ansley Goodheart, an unmarried individual

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jessica Steddom, an unmarried woman, and Stephen Steddom, a married man, joint tenants with rights of survivorship

HEREINAFTER CALLED THE GRANTEES, 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. 28 on the Plan of Pleasant View Subdivision Being Parts of Lots No's. 6 & 7 of the Lands of Hinchey Petway, Deceased as of record in Plat Book 1130, Page 43, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No 28 fronts 54 feet on the Northerly side of Thuss Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Jonathan D. Loeser, an unmarried man by Warranty deed from Laura S. Barnes, an unmarried woman of record in Instrument No. 20070103-0000947 Register's Office for Davidson County, Tennessee, dated December 28, 2006 and recorded on January 03, 2007.

Being the same property conveyed to Jonathan D. Loeser and Susanne L. Hines, husband and wife, a tenants by the entirety by Quitclaim deed from Jonathan D. Loeser, of record in Instrument No. 20170323-0028546 Register's Office for Davidson County, Tennessee, dated March 14, 2017 and recorded on March 23, 2017.

Being the same property conveyed to Katherine Ansley Goodheart, an unmarried individual by Warranty deed from Jonathan D. Loeser and Susanne L. Hines Loeser, husband and wife of record in Instrument No. 20200609-0059020 Register's Office for Davidson County, Tennessee, dated May 29, 2020 and recorded on June 09, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 254 Thuss Avenue, Nashville, TN 37211

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 18th day of September, 2020.

Katherine Ansley Goodheart

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Katherine Ansley Goodheart** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 18th day of September, 2020.

Notary Public
My Commission Expires: 9/6/2022

Notary Seal
SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON