Karen Johnson Davidson County
Batch# 537538 DEEDWARR
12/18/2020 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20201218-0150016

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/22/2023

(AFFIX SEAL)

TRACI NEWBY
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY

THIS INSTRUMENT WAS PREPARED BY
South Oak Title of Nashville, LLC, 4301 Hillsboro Road #110, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark D. Iafrati and Jane E. Freedman	Mark D. Iafrati and Jane E. Freedman	144-03-0-012.00
(NAME)	(NAME)	
1077 Lynnwood Blvd.	1077 Lynnwood Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(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 GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Julie T. Stein, Trustee of The Julie T. Stein Living Trust, dated September 2, 2004, and any amendments thereto,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mark D. Iafrati and Jane E. Freedman, husband and wife,** 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 27 on the Plan of Chickering Hills, Section One of record in Plat Book 2331, Page 8, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Julie T. Stein, Trustee, The Julie T. Stein Living Trust dated September 2, 2004 and any amendments thereto by Warranty Deed dated 04/16/2008 from James A. Collins and wife, Dee Ann Collins of recorded in Official Records Instrument No. 20080421-0040634, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1077 Lynnwood Blvd., Nashville, TN 37215
(House Number) (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 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 hands this 5 day of December, 2020.

JULIE T. STEIN, TRUSTEE OF THE JULIE T. STEIN LIVING TRUST, DATED SEPTEMBER 2, 2004, AND ANY AMENDMENTS THERETO

By: Julie T. Stein
Its: Trustee

State of North Carolina
County of Moore

I, Jeffery Markham, a Notary Public, in and for said County in said State, hereby certify that **Julie T. Stein**, whose name as **Trustee** of **The Julie T. Stein Living Trust, dated September 2, 2004, and any amendments thereto**, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, as such Trustee and with full authority, executed the same voluntarily for and as the act of said trust.

WITNESS my hand and seal this 5 day of December, 2020.

Notary Public
My Commission Expires: May 1, 2025

Jeffery Markham
Notary Public
Moore County, NC
My commission expires May 1, 2025

File No.: 20-6075

True Copy Certification

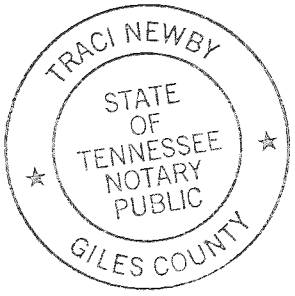
I, Marcus Hunt, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Traci Newby, a notary public for this county and state, Levi Dunagan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public
My Commission Expires: 05/22/2023