THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 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 DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **615,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2021. Notary Public MY COMMISSION EXPIRES: MARCH 06, 2024 (AFFIX SEAL)

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Brendan Nevin		MAP 083-05-0-
907 N. 12th Street	**NEW OWNER**	PARCEL 242.00
Nashville, TN 37206		
(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, WE, **Footsteps, LLC, a Tennessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brendan Nevin and Elizabeth Finch**

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 the Southerly 47.6 feet of Lot No. 11 on the Plan of Subdivision of the Lands of W. F. Todd in the former 18th District of Davidson County, Tennessee, of record in Plat Book 161, Page 100, 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 Southerly part of Lot No. 11 hereby conveyed, fronts 47.6 feet on the Easterly side of Twelfth Street, formerly Todd Street, and extends back between parallel lines 210 feet to an alley.

Being the same property conveyed to Footsteps, LLC by Warranty deed from Paula Hornick, unmarried of record in Instrument No. 20171213-0126843 Register's Office for Davidson County, Tennessee, dated December 11, 2017 and recorded on December 13, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **907 N. 12th Street, Nashville, TN 37206.**

Karen Johnson Davidson County
Batch# 606694 **DEEDWARR**
04/05/2021 11:33:22 AM 2 pgs
Fees: $13.00 Taxes: $2,275.50

20210405-0043914

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 our hands this the 31st day of March, 2021.

Footsteps, LLC

BY: Sturgeon Family Trust u/a/d 7/28/03, Sole Member

By: Robert Sturgeon, Co-Trustee
Robert Sturgeon, Co-Trustee

Barbara Sturgeon, Co-Trustee
Barbara Sturgeon, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Robert Sturgeon and Barbara Sturgeon, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Co-Trustees of Sturgeon Family Trust u/a/d 7/28.03, the sole Member of the maker, **Footsteps, LLC**, and are authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 31st day of March, 2021.

My Commission expires 1-8-24

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE