21-3640



Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-30012

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $720,000.00

Madison Manzanti
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF April, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/30/24

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

Karen Johnson Davidson County
Batch# 622100 DEEDWARR
04/26/2021 09:54:15 AM 2 pgs
Fees: $13.00 Taxes: $2,664.00

20210426-0054950

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Nicholas Steff and Laura Steff | 5/3 Bank | |
| 5904 Old Harding Pike | 5001 Kingsley Dr., MD 1MOB2X | 129-04-0B-001.00 |
| Nashville, TN 37205 | Cincinnati, OH 45227 | |
| (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, I, **Michelle L. Crank, unmarried,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nicholas Steff and Laura Steff, 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 Unit 5904, together with the appurtenant interest in the common elements of Cottages at Post II Townhomes, a horizontal property regime with private elements established by Declaration of record as Instrument No. 20131226-0130065, Register's Office for Davidson County, Tennessee, said Unit being depicted on the site plan attached as Exhibit "B" to the aforementioned Declaration, and being located upon Lot No. 4 on the Plan of Westview Subdivision, of record in Hat Book 2330, Page 155, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michelle L. Crank, a single woman by Warranty deed from Brandon M. Hinton and Allyn Hinton, husband and wife of record in Instrument No. 20160714-0072118 Register's Office for Davidson County, Tennessee, dated July 07, 2016 and recorded on July 14, 2016.

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 **5904 Old Harding Pike, Nashville, TN 37205.**

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 hand this the 15th day of April, 2021.

Michelle L. Crank by Christie Wilson, Attorney-in-Fact

Michelle L. Crank by Christie Wilson, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **Christie Wilson,** to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of **Michelle F. Crank,** and who acknowledged that she executed the same as the free act and deed of **Michelle L. Crank**

Witness my hand and official seal this the 15th day of April, 2021.

My Commission expires: Jan 8, 2024

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE