39B

Warranty Deed

Karen Johnson Davidson County Batch# 647046 DEEDWARR 06/01/2021 12:17:16 PM 2 pgs Fees: $13.00 Taxes: $1,868.50 20210601-0073059	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $505,000.00. Affiant Subscribed and sworn to before me, this the 26th day of May, 2021. Notary Public My commission expires: 7/9/22

LYDIA H. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 9, 2022

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Basil Michael Kahwash and Sydnee Mae Lindblom	~~New Owner(s)~~ FIRST HORIZON BANK	072-11-0G-002.00-CO
1614 B MARSDEN AVE	165 MADISON AVE	
NASHVILLE, TN 37216	MEMPHIS, TN 38103	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TIFFANY STENGER-STEINER AND BLAKE M. STEINER, WIFE AND HUSBAND AND JILL M. FOX, AN UNMARRIED WOMAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BASIL MICHAEL KAHWASH, A SINGLE MAN AND SYDNEE MAE LINDBLOM, A SINGLE WOMAN, AS TENANTS IN COMMON**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 No. 1614B together with all common areas as shown on the Plat attached to the "First Amendment to Declaration of Covenants, Conditions and Restrictions for Homes at 1614 Marsden I" of record in Instrument No.20140519-0042839, as amended in Instrument No. 20140606-0049616, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tiffany H. Stenger-Steiner and Blake M. Steiner, wife and husband, and Jill M. Fox, an unmarried woman by Warranty deed from North by Northeast Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20150209-0012018 Register's Office for Davidson County, Tennessee, dated February 06, 2015 and recorded on February 09, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1614B Marsden Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of May, 2021.

Tiffany Stenger-Steiner

Blake M. Steiner

Jill M. Fox by Tiffany Stenger-Steiner, her Attorney-In-Fact

Jill M. Fox by Tiffany Stenger-Steiner, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Tiffany Stenger-Steiner, individually and as attorney in fact for Jill M. Fox, and Blake M. Steiner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26th day of May, 2021.

Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025