Karen Johnson Davidson County
Batch# 650689 DEEDWARR
06/07/2021 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20210607-0076185

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-3267

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of June, 2021

Notary Public

Commission Expires:

Address of New Owner	Send Tax Bills To:	Map & Parcel
Austin Meade 306 Wauford Drive Nashville, TN 37211	Mortgage Investors Group 8320 East Walker Springs Lane Suite 200 Knoxville, TN 37923	147-05-0-079.00

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,

Jennifer L. Steuber, married and Harry Steuber, married

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

Austin Meade, an umarried woman

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, AND BEING LOT NO. 127 ON THE PLAN OF SECTION ONE, CALDWELL HALL, REVISED, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2900, PAGE 58, AS AMENDED BY A CERTIFICATE OF CORRECTION OF RECORD IN BOOK 3280, PAGE 503, BOTH IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Being the same property conveyed to Jennifer L. Steuber, unmarried, and Harry Steuber, married, from Matthew P. Burchett and wife, Holly Burchett, by Warranty Deed, recorded September 25, 2008, of record in Instrument No. 20080925-0097744, said Register's Office of Davidson County, Tennessee.

Being also known as 306 Wauford Drive Nashville, Tennessee 37211.

The said Jennifer L. Steuber is now known as Jennifer L. Deathridge.

Grantors warrant that neither of them have resided in the subject property as a married person and that the conveyance herein is not subject to any marital rights therein.

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: 306 Wauford Drive, 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 used, 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 3rd day of June, 2021.

Jennifer L. Steuber, now known as Jennifer L. Deathridge

Harry Steuber by Jennifer Deathridge, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee this 3rd day of June, 2021.

Notary Public
My Commission Expires: _____

MARGARET YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 7/29/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3RD day of JUNE 2021, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jennifer Deathridge, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of Harry Steuber, and is authorized by her/him to execute this instrument on her/his behalf by virtue of a Specific Power of Attorney recorded in Instrument No. 202106070076184 in said Register's Office.

Witness my hand and official seal at office, this 3RD day of JUNE 2021.

Notary Public
My Commission Expires: _____

MARGARET YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 7/29/2024

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Kimberly J. Thompson, a notary public for this county and state, Cindy S. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022