Karen Johnson Davidson County
Batch# 686847 DEEDWARR
07/30/2021 10:41:35 AM 2 pgs
Fees: $13.00 Taxes: $1,356.05
20210730-0102659

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $366,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of July, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

File No. BC-21-993

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Brien and Hannah Brien	NEW OWNER	
(NAME)	(NAME)	
2330 Dennywood Drive		084-11-0-102.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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/we, **Chad Steinborn and Morgan Steinborn, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard F. Brien, a married man and Hannah J. Brien, unmarried, as joint tenants with rights of survivorship,** HEREINAFTER CALLED THE GRANTEE, 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 No. 120 on the Plan of Maplecrest Subdivision of record in Plat Book 1835, Page 27 and 28, 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 Lot No. 120 fronts 60 feet on the North side of Denneywood Drive and Extends back 150 feet on the Westerly line and 151 feet on the Easterly line to the Southerly right of way of the Tennessee Central Railroad.

Being the same property conveyed to Leland Watts, a married man by Warranty deed from John Curtis Durham, Teresa Jane Durham, Christopher Wade Durham, Trevor Wayne Durham, Brandon Hyatt, Hayden Hyatt and Hanna Durham Devisees under the will of Dewey C. Durham of record in Instrument No. 20180427-0039864 Register's Office for Davidson County, Tennessee, dated April 26, 2018 and recorded on April 27, 2018.

Being the same property conveyed to Chad Steinborn and Morgan Steinborn, Husband and Wife by Warranty deed from Leland Watts, Married of record in Instrument No. 20190205-0011133 Register's Office for Davidson County, Tennessee, dated February 04, 2019 and recorded on February 05, 2019.

This is property known as 2330 Dennywood Drive, Nashville, TN 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 27th day of July, 2021.

Chad Steinborn

Morgan Steinborn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of July, 2021, before me personally appeared Chad Steinborn and Morgan Steinborn, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of July, 2021.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024