Karen Johnson Davidson County
Batch# 689449 DEEDWARR
08/03/2021 12:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20210803-0104325

**Prepared by and Return to:**
Hywater Title
1800 S. Rutherford Blvd. Suite
203 Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 425,000.00

Affiant

Subscribed and Sworn before me this 29th day of July , 2021.

Notary Public
My commission expires:

ELIZABETH G COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 04-26-

| ADDRESS OF NEW OWNER: | SEND TAX BILLS DUE: | TAX INFORMATION: |
|---|---|---|
| Chad Steinborn and Morgan Steinborn<br>2240 Craigmeade Circle, Nashville, TN 37214 | The same | 095-02-0-144 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Rob Todd, unmarried,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Chad Steinborn and Morgan Steinborn, a married couple,** "the Grantee," the following described real estate in Davidson, Tennessee:

*Being Lot No. 22 on the plan of Craigmeade Subdivision, Section I, as of record in Book 2900, page 121, Register's Office for Davidson County, Tennessee, as follows:*

*Said Lot No. 22 front 189.6 feet on the northwesterly side of Craigmeade Circle and runs back 229.8 feet on the southwesterly line and 229.9 feet on the northeasterly line to a dead line measuring 189.5 feet.*

*Being the same property conveyed to George Reid and wife, Virginia W. Reid, by Warranty Deed from John U. Wilson and wife, Louise Wilson, dated 03/05/1962 of record in Book 3344, page 435, Register's Office for Davidson County, Tennessee. The said Virginia W. Reid is now deceased, having passed away on October 18, 2020 leaving George Reid her sole heir at law.*

*Being the same property conveyed to Rob Todd, unmarried, by Warranty Deed dated 05/26/2021 from George G. Reid, an unmarried man, of record in Instrument No. 20210528-0072594, Register's Office for Davidson County, Tennessee.*

This is [✓] improved [ ] unimproved property known as 2240 Craigmeade Circle, Nashville, TN 37214

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the ~~29th~~ 30th day of July, 2021

Rob Todd

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

This the 30th day of July, 2021.

Notary

My commission expires: 3/8/25

AMY GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

Certificate of Authenticity

I, Emily Manno, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 07/30/21.

Date

Emily Manno

Affiant Signature

07/30/21

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of July, 2021.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON