Karen Johnson Davidson County
Batch# 691312 DEEDWARR
08/05/2021 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,694.60
20210805-0105365

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-11466-CC

T-36192

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $458,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of August, 2021.

Notary Public
My Commission Expires: 10/2/2023

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Robert Steinke and Pamela Steinke 4120 Ridgefield Dr. Nashville, TN 37205	New Owners 4120 Ridgefield Drive Nashville, TN 37205	116-03-0M-317.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Laura D. Greenspan, unmarried, and Diane B. Greenspan, unmarried, tenants in common with rights of survivorship**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Robert Steinke and Pamela Steinke, husband and wife**, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 317, Plan of Belle Meade Court Condominium, a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101, et seq. as amended, in the Tennessee Code Annotated, and as established by Master Deed and By-Laws of record as Instrument No. 20081223-0122172 and Amendment to the By-Laws of record in Instrument No. 20101207-0097450, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of Belle Meade Court Condominium as shown on Exhibit "D" to the Master Deed, of record in Instrument No. 20081223-0122172, said Register's Office, for a more complete description.

TOGETHER with Parking Space Nos. 102 and 103, and one storage area, specifically Storage Area No. 24, provided that the right to own, use and/or assign said parking areas and storage area shall be governed by the terms and conditions of the referenced Master Deed.

Being the same property conveyed to Laura D. Greenspan, unmarried, and Diane B. Greenspan, unmarried, tenants in common with rights of survivorship, by Warranty Deed from Andrea L. Collins Wheeler and husband, Daniel Kyle Wheeler, dated August 22, 2017 and recorded on August 22, 2017, of record in Instrument No. 20170822-0086181, Register's Office for Davidson County.

This is ☒ improved or ☐ unimproved property located at: **4120 Ridgefield Drive, 317, Nashville, TN 37205**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of August, 2021.

GRANTOR:

Laura D. Greenspan

Diane B. Greenspan

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Laura D. Greenspan and Diane B. Greenspan, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of August, 2021.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22

202108050105365

True Copy Certification

I, GEORGE E. MUDTER, JR., 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 of the original document executed and authenticated according to law on 8/21/2021.

GEORGE E. MUDTER, JR.
Dated 8/21/2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, GEORGE E. MUDTER, JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: 10/23/2023
Notary Seal:

