Karen Johnson Davidson County
Batch# 708177 DEEDWARR
09/01/2021 10:02:30 AM 3 pgs
Fees: $18.00 Taxes: $8,140.00
20210901-0117705

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P21-30820

KRISTIAN BOOTH NOTARY PUBLIC TENNESSEE My Comm Exp. September 02, 2024 COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 9-2-24

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Stinus & Elizabeth Stinus	owners	MAP 104-12-0-
2214 Belmont Blvd.		PARCEL 192.00
Nashville, TN 37212		
(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, WE, **Martin K. Streetman and wife, Cristin C. Streetman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Justin Stinus and Elizabeth Stinus, husband and wife,**

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, being the northerly 75 feet of Lot No. 46 on the Plan of Christopher and Kirkman's Belmont Park Addition to Nashville, as of record in Plat Book 57, Page 158, in the Register's Office for Davidson County, Tennessee, describer as follows:

Said part of said Lot No. 46 fronts 75 feet on the Easterly side of 19th Avenue South, formerly Avondale Avenue, and runs back between parallel lines, 159 feet to an alley.

Being the same property conveyed to Martin K. Streetman and wife, Cristin C. Streetman by Quitclaim Deed from Martin K. Streetman of record in Instrument No. 20120906-0080594, Register's Office for Davidson County, Tennessee, dated August 17, 2012, and recorded on September 06, 2012.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) restrictions of record as Instrument 20150910-0092022; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record in Plat Book 57, page 158; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1920 19th Avenue South, Nashville, TN 37212.**

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 our hands this the 27th day of August, 2021.

Martin K. Streetman

Cristin C. Streetman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Martin K. Streetman** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27th day of August, 2021.

My Commission expires: 1-8-24

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Cristin C. Streetman** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 27th day of August, 2021.

My Commission expires: 1-8-24

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

Notary Public

Tennessee Certification of Electronic Document

I, Steven T. Mills, 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 08/31/2024 (date of document).

Affiant Signature

08/31/2024
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 31st day of August, 2024.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025