WARRANTY DEED

Karen Johnson Davidson County
Batch# 746429 DEEDWARR
10/29/2021 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $7,400.00
20211029-0145354

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,000,000.00

David Steunebrink
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF Oct, 2021

Notary Public

MY COMMISSION EXPIRES: 9.20.23

(AFFIX SEAL)

LAURA PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MST 2021-1935

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Steunebrink	New Owner	116-06-0-053.00
(NAME)	(NAME)	
2312 Hampton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **Shirley McGrew d/b/a The Benson Group,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Steunebrink and Pamela Steunebrink, 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 Easterly 105 feet of the Westerly 145 feet of the Northerly part of Lot No. 14 on the Plan of Hillsboro Heights, not of record, described according to a survey thereof made by W. B. Southgate, Engineer, May 1910, as follows:

Beginning on the Northerly margin of Hampton Avenue, 755 feet West of the center line of 23rd Avenue South; thence with the Northerly margin of said Avenue, Westwardly 105 feet to a point 40 feet East of the dividing line between Lots 13 and 14; thence Northwardly and parallel to said dividing line, 343.6 feet, more or less, to the Southerly line of Lot 6; thence with said line, Eastwardly 105 feet; thence Southwardly 343.3 feet, more or less, to the beginning.

Being the same property conveyed to The Benson Group, LLC by Warranty Deed from Philip G. Coogan and wife, Alice Coogan of record in Instrument No. 200810070101648 Register's Office for Davidson County, Tennessee, dated October 03, 2008 and recorded on October 07, 2008.

Being the same property conveyed to Shirley McGrew d/b/a The Benson Group by Quitclaim Deed from The Benson Group, LLC of record in Instrument No. 201004290032696 Register's Office for Davidson County, Tennessee, dated April 27, 2010 and recorded on April 29, 2010.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2021, a lien due and payable, but not delinquent. Agreement for Declaration of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4083, Page 903 and Book 5104, Page 165, in the Register's Office for Davidson County, Tennessee.

This property, known as 2312 Hampton Avenue, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(s) this 26th DAY OF Oct, 2021.

Shirley McGrew d/b/a The Benson Group

BY: Shirley McGrew

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Shirley McGrew d/b/a The Benson Group, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26th day of October, 2021.

Notary Public

My commission expires: 7-20-2024

(SEAL)

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 10-26-2021.

Affiant
Date: October 27, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 27 day of October, 2021.

Notary Public

My Commission Expires: 2/11/2024

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON