WARRANTY DEED

Karen Johnson Davidson County
Batch# 774364 **DEEDWARR**
12/15/2021 03:02:31 PM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20211215-0165965

W-VRE-21-1429

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hali Lamb and Juan Rubio	**Churchill Mortgage Corporation**	
(NAME) **1429 Ocoee Trail**	(NAME) **1749 Mallory Lane, Suite 100**	**053-14-0-068.00**
(ADDRESS) **Madison, TN 37115**	(ADDRESS) **Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DALE R. STEINER, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HALI LAMB, A SINGLE WOMAN, AND JUAN RUBIO, A SINGLE MAN, AS JOINT TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 180 in the unrecorded map or Plan of Nawakwa Hills, Powwow Addition, Section 6, being a subdivision of part of a tract of land and being more particularly described as follows:

Said Lot No. 180 fronts 50 feet on the Easterly side of Ocoee Trail and extend back between parallel lines 150 feet to a dead line and measures 100 feet thereon. The Northwest corner of Lot No. 180 being 50 feet Easterly from the Northeast corner of Lot No. 64 in the Plan of Nawakwa Hills, Powwow Addition, Section No. 2, as of record in Book 974, Page 10, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dale R Steiner, an unmarried man by Warranty deed from Chad E. Youker, a single person of record in Instrument No. 20180820-0082599 Register's Office for Davidson County, Tennessee, dated August 20, 2018 and recorded on August 20, 2018, and as corrected by Affidavit of Scrivener's Error recorded on August 28, 2018 in Instrument No. 20180828-0085135. (Value of consideration shown in aforementioned deed $180,000.00.)

Being also known as 1429 Ocoee Trail Madison, Tennessee 37115.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 10, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1023, Page 352, Book 1049, Page 546 and Book 1090, Page 176, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1429 Ocoee Trail, Madison, Tennessee 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 13th DAY OF DECEMBER, 2021.

Dale R. Steiner

Tenura Steiner

**Tenura Steiner joins in this conveyance to convey any marital interest she may have in the subkect property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DALE R. STEINER AND TENURA STEINER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of December, 2021.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212