Karen Johnson Davidson County
Batch# 790297 DEEDWARR
01/14/2022 09:17:30 AM 4 pgs
Fees: $23.00 Taxes: $2,279.20
20220114-0005672

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $ 616,000.00 Affiant Subscribed and sworn to before me, this the 10th day of January 2022. Notary Public My commission expires: May 7 2024 (Affix Seal)
Fidelity Residential Solutions 6640 Shady Oak Road Suite 400 Eden Prairie, MN 55344 853693 RAI-7011 Ceedron Hanson	

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: New Owner
NAME: Gregory S. Steele and Patricia A. Steele, Trustees	NAME:
STREET ADDRESS: 1120B 38th Ave N. Nashville TN 37209	STREET ADDRESS:
MAP & PARCEL NO.: 091-04-0F-002.00-CO	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert Cody Brown and Shandelle Marie Brown, husband and wife hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto **Gregory S. Steele and Patricia A. Steele, Trustees of The Gregory S. and Patricia A. Steele Living Trust dated July 27, 2005**

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

SEE ATTACHED EXHIBIT A

This is improved property known as: 1120B 38th Ave N, Nashville, TN 37209

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 8 day of December, 2021.

x Robert Cody Brown
Robert Cody Brown

x Shandelle Marie Brown
Shandelle Marie Brown

State of TEXAS } ss
County of DALLAS

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Robert Cody Brown, Married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 8 day of December, 2021.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

SUSAN M HOLCOMBE
Notary ID #6325844
My Commission Expires
February 4, 2022

Susan Holcombe
Notary Public
My commission expires Feb. 4, 2022

State of TEXAS } ss
County of DALLAS

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Shandelle Marie Brown, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 8 day of December, 2021.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

SUSAN M HOLCOMBE
Notary ID #6325844
My Commission Expires
February 4, 2022

Susan Holcombe
Notary Public
My commission expires Feb 4, 2022

Exhibit "A"

Land in Davidson County, Tennessee, being Unit "B" on the plan of 1120 38th Ave. N. Commons, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 1120 38th Ave. N. Commons, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200318-0029985, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Robert Cody Brown and Shandelle Marie Brown, husband and wife by Warranty deed from Dodd Development Group, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20201222-0152308 Register's Office for Davidson County, Tennessee, dated December 21, 2020 and recorded on December 22, 2020.

Tennessee Certification of Electronic Document

I, Andrew Swope, 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 01/08/2022 (date of document).

Affiant Signature

01/10/2022
Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 10th day of Jan., 2022.

Notary's Signature

MY COMMISSION EXPIRES: 04-02-25

NOTARY'S SEAL

Whitney McElroy
State of Tennessee Notary Public
Williamson County