Karen Johnson Davidson County
Batch# 867086 DEEDWARR
06/03/2022 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $7,215.00
20220603-0064366

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,950,000.00.

Kathryn Caldwell McK
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/11/26
(AFFIX SEAL)

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST22-040779

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kathryn Caldwell McKennon	Kathryn Caldwell McKennon	
(NAME)	(NAME)	
3418B Hopkins Street	3418B Hopkins Street	117074A002.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE MILLION NINE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($1,950,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DAVID BEREND STEUNEBRINK AND PAMELA VALWYN STEUNEBRINK, AS TRUSTEES OF THE LOCAL FAMILY TRUST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHRYN CALDWELL MCKENNON**, 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit "B", as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 3418 Hopkins Street Cottages, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record in Instrument No. 20150708-0066225, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to The Local Family Trust, David Berend Steunebrink and Pamela Valwyn Steunebrink, Trustees, as tenants by the entirety by Quitclaim Deed from David B. Steunebrink and Pamela Steunebrink, husband and wife, dated 07/14/2021 and recorded 01/24/2022, of record in Instrument 20220124-0008404, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: ; further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 3418B Hopkins Street, Nashville, TN 37215
(House No.) (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 the 31st day of May, 2022

The Local Family Trust

BY: _____
David Berend Steunebrink
Trustee

BY: _____
Pamela Valwyn Steunebrink
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31st day of May, 2022, before me personally appeared David Berend Steunebrink & Pamela Valwyn Steunebrink, Trustees of the The Local Family Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal, this the 31st day of May, 2022.

_____
Notary Public

My Commission Expires: 6/26/25

(SEAL)

KANETHA COFFMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Paul Soper, 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 5/31/22 (date of document).

Affiant Signature

5/31/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st day of May, 2022

Notary's Signature

MY COMMISSION EXPIRES: 5/5/25

NOTARY'S SEAL

