Karen Johnson Davidson County
Batch# 871746 DEEDWARR
06/15/2022 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20220615-0068304

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Megan Paulus
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF June, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KAZ ARBOGAST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-07-2025

File #22-KA-1330-V

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Steinhouse	**New Owner**	
(NAME)	(NAME)	
1817 Harpeth River Dr		**105-08-0-088**
(ADDRESS)	(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, **WOODSTOCK HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN T. STEINHOUSE, A MARRIED PERSON; CLARENCE LEROY STEINHOUSE, III, AN UNMARRIED PERSON; AND JAMES STEINHOUSE, A MARRIED PERSON; AS TENANTS IN COMMON** 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:

The following lands and property, together with all improvements located thereon, lying in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 6 in John Lumsdens Plan No. 2 as of record in Deed Book 57, Page 116, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the east side of South Market Street now 2nd Avenue South in the City of Nashville and runs back Eastwardly and between parallel lines 120 feet to an alley.

Being a portion of the same property conveyed to Woodstock Holdings, LLC by Quitclaim deed from WVL Investment, Inc., (formerly known as Woodstock Vintage Lumber, Inc.) as part of its dissolution as permitted under T.C.A. Section 48-24-105 of record in Instrument No. 20210917-0125386 Register's Office for Davidson County, Tennessee, dated September 14, 2021 and recorded on September 17, 2021.

This conveyance is subject to:
* Taxes for the year 2022 and subsequent years.
* Plan of record in Plat Book 57, Page 116, Register's Office for Davidson County, Tennessee.
* Right of Way for Ingress and Egress as retained in Deed filed of record in Deed Book 312, Page 49, 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 ____ **unimproved** __X___ **improved** property known as: **1330 2nd Avenue S, Nashville, TN 37210**.

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 8th day of June, 2022.

Woodstock Holdings, LLC, a Tennessee Limited Liability Company

By: _____
Earl Brenton Coursey, Member

By: _____
Barbara Coursey, Member

WVL Investments, Inc.

By: _____
Barbara Coursey, Officer

The said Barbara Coursey, as Officer of WVL Investments, Inc. (formerly known as Woodstock Vintage Lumber, Inc.), does hereby join in the execution of this deed as part of its dissolution as permitted under T.C.A. Section 48-24-105, to acknowledge the scrivener's error in Quitclaim Deed of record in Instrument No. 20210917-0125386, in the Register's Office for Davidson County, Tennessee. Said deed referenced an incorrect Plan reference of Deed Book 47, Page 116 in lieu of the correct Plan reference of Deed Book 57, Page 116, said Register's Office. The said Barbara Coursey, as Officer of WVL Investments, Inc. (formerly known as Woodstock Vintage Lumber, Inc.) does hereby execute this deed to acknowledge said error was made through inadvertence or mistake and not the intentional act of the parties therein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared EARL BRENTON COURSEY and BARBARA COURSEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person(s) to be MEMBERS of Woodstock Holdings, LLC, the within named bargainor, a Limited Liability Company, and that such EARL BRENTON COURSEY and BARBARA COURSEY as such MEMBERS, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as MEMBERS.

Witness my hand and seal, this the 8 day of June, 2022.

_____
Notary Signature
My commission expires:_____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, BARBARA COURSEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged herself to be OFFICER for WVL Investments, Inc., the within named bargainor, a corporation, and that she as such OFFICER, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as OFFICER.

Witness my hand and seal, this the 8 day of June, 2022.

_____
Notary Signature
My commission expires:_____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Kaz Arbogast,** 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 this the 8th day of June, 2022.

Affiant Signature
Date 06/08/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 8th day of June, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

