Karen Johnson Davidson County
Batch# 873836 DEEDWARR
06/17/2022 02:58:47 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20220617-0069861

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
2323 21st Avenue S., Ste 306
Nashville, Tennessee 37212

File Number: 2022-05-267
Parcel ID: 135 08 0B 043.00

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Catherine Curran 3030 Ned Shelton Road Unit 212 Nashville, TN 37217	New Owner	Map/Parcel 135 08 0B 043.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Natalie T. Steinberg, a single person and Amy W. Steinberg and Alan Steinberg, a married couple** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Catherine Curran, an unmarried woman** , ("Grantee") all of right, title and interest in and to that certain real property known as 3030 Ned Shelton Road, Unit 212, Nashville, TN 37217 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 212 of Lake Ridge Village, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Lake Ridge Village, a Horizontal Property Regime, of record in Instrument Number 20040210-0016203, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Natalie T. Steinberg, an unmarried woman, and Amy W. Steinberg, a married woman, by Warranty Deed from Kevin J. McElroy, of record in Instrument No. 20170522-0050353, in the Register's Office of Davidson County, Tennessee, dated May 18, 2017 and recorded on May 22, 2017.

This conveyance is subject to the following (a) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances of record in Instrument No. 20031120-0169458 and Instrument No. 20031120-0169459, said Register's Office; and (b) Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for Lake Ridge Village and the By-Laws appended thereto, of record in Instrument No. 20040210-0016203, said Register's Office.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this ____ day of June, 2022.

Amy W. Steinberg

Alan Steinberg

STATE OF
COUNTY OF

On this ____ day of June, 2022, before me personally appeared, Amy W. Steinberg and Alan Steinberg, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ____ day of June, 2022.

Notary Signature
My commission expires:

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 7th day of June, 2022.

Natalie T. Steinberg

STATE OF
COUNTY OF

On this 7th day of June, 2022, before me personally appeared Natalie T. Steinberg, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of June, 2022.

Notary Signature
My commission expires: 03/16/26

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TN)
COUNTY OF Sumner)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 290,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 9 day of June, 2022

Notary Public
My commission expires: 9/23/25

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 5 day of June, 2022.

Amy W. Steinberg

Alan Steinberg

STATE OF New York
COUNTY OF Suffolk

On this 5 day of June, 2022, before me personally appeared, Amy W. Steinberg and Alan Steinberg, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5 day of June, 2022.

ERIC SPRONZ
Notary Public New York State
No. 01BE6133363
Qualified in Suffolk County
Commision Expires 09/12/23

Notary Signature
My commission expires:

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this ____ day of June, 2022.

Natalie T. Steinberg

STATE OF
COUNTY OF

On this ____ day of June, 2022, before me personally appeared Natalie T. Steinberg, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ____ day of June, 2022.

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TN)
COUNTY OF Sumner)

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AFFIANT

Sworn to and subscribed before me this 9 day of June, 2022

Notary Public
My commission expires: 9/23/25