This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 897335 **DEEDWARR**
08/02/2022 10:34:49 AM 2 pgs
Fees: $13.00 Taxes: $1,627.99

20220802-0087838

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $439,998.00.

Affiant

Subscribed and sworn before me this the 1st day of August, 2022.

Notary Public
My commission expires:

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
The Speckle Family Trust 2063 Stokes Lane Nashville, TN 37215	New Owner	117-07-0M-024.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MILES MAGALLANES AND WIFE, ANNE CAMPBELL STEGER,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **THE SPECKLE FAMILY TRUST, DATED JULY 1, 2010,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 2063, together with the appurtenant interest in the common elements of Fairsted Park Condominiums, a Horizontal Property Regime established by Master Deed of record in Instrument No. 20021121-0145225, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of Resubdivision of Woman's Club of Nashville, of record in Plat Book 6200, Page 383, Register's Office for Davidson County, Tennessee.

Bering the same property conveyed to Miles Magallanes and wife, Anne Campbell Steger by Special Warranty Deed from Christopher H. Steger and wife, Carey C. Steger, dated 8/27/2019 and recorded 9/6/2019 in Instrument No. 20190906-0090117, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2063 Stokes Lane, Nashville, TN 37215.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

MM

ACS

Witness my hand this the 1st day of August, 2022.

Miles Magallanes

Anne Campbell Steger

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Miles Magallanes and Anne Campbell Steger**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of August, 2022.

My commission expires:
7/9/2024

Notary Public

JOHN C. ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY