Karen Johnson Davidson County
Batch# 901377 DEEDWARR
08/10/2022 09:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20220810-0090856

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF August, 2022.

Notary Public

MY COMMISSION EXPIRES: 9-8-2025
(AFFIX SEAL)

LINDSAY PHILPOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-8-2025

File #22-KA-8611-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) |
|---|---|---|
| **Neal Spielberg and Tina Spielberg** | **New Owner** | |
| (NAME) | (NAME) | |
| **8611 Sawyer Brown Road** | | **142-13-0C-044.00-CO** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37221** | | |
| (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, **PENDLETON SQUARE TRUST COMPANY, LLC, TRUSTEE OF STEELE 2020 IRREVOCABLE EXEMPT MARITAL TRUST AGREEMENT,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NEAL SPIELBERG AND TINA SPIELBERG, HUSBAND AND WIFE** 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:

Land in Davidson County, Tennessee, being Unit No. 8611, on the Horizontal Property Regime for River Plantation, Section Ten, Phase II-E, as recorded in the Master Deed of record in Book 9394, page 598, Book 10417, page 348 and Instrument No. 20081203-0117317 and as shown on plat of record in Plat Book 7900, page 945, and Plat Book 9700, pages 367 and 368, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Pendleton Square Steele Trust Company LLC, Trustee for the Steele 2020 Irrevocable Exempt Marital Trust Agreement by Warranty deed from Saundra Steele of record in Instrument No. 20220217-0018406 Register's Office for Davidson County, Tennessee, dated February 14, 2022 and recorded on February 17, 2022.

This conveyance is subject to:
*Taxes for the year 2022, a lien not yet due and payable.
*Plan of record in Plat Book 9700, Page 368, Register's Office for Davidson County, Tennessee.
*Boundary Plat of record in Book 9700, Page 367, in the Register's Office for Davidson County, Tennessee.
*Plats of record in Book 7900, Page (s) 956 and 957, book 9700, pages 27 and 28, Book 9700, pages 143 and 144 as revised in Book 9700, pages 186 and 187, Book 9700, pages 203 and 204, Book 7900, pages 745 and 746 as re-recorded in Book 7900, pages 944 and 945, in the Register's Office for Davidson County, Tennessee.
*Master Deed establishing a Horizontal Property Regime of Master Deed of River Plantation, Section Ten, Phase II-E of record in Book 9394, Page 598, Book 9669, page 111 as amended in Book 9780, page 284, Book 10024, page 409 and Book 10136, page 708 as amended in Book 10417, page 348 and Amendment to Master Deed Establishing a Horizontal Property Regime of River Plantation, Section Ten, Phase One filed in Instrument Number 20081203-0117317, Register's Office for Davidson County, Tennessee.

*By-Laws of record in Instrument Number 20190927-0098720, in the Register's Office for Davidson County, Tennessee.
*Charter of record in Book 7389, Page 924, 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: **8611 Sawyer Brown Road, Nashville, TN 37221**.

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 5th day of August, 2022.

Steele 2020 Irrevocable Exempt Marital Trust Agreement

By: Pendleton Square Trust Company, LLC, its Trustee

By: _____
Derek Church, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County Derek Church, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged himself to be the President of Pendleton Square Trust Company, LLC, the Trustee of Steele 2020 Irrevocable Exempt Marital Trust Agreement, the within named bargainor, and that he as such President of Pendleton Square Trust Company, LLC, being authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4 day of August, 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

Certificate of Authenticity

I, Whitney DuBois, 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 August 4th 2022.

Date

WD

Affiant Signature

08.10.22

Date

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: 9-8-2025

Date

Notary's Seal (if on paper)

LINDSAY PHILPOT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025