Name and Address of New Owner:
Michael Steele
1974 Saddleback Drive
Goodlettsville, TN 37072

Send Tax Bills To:
new owner

Karen Johnson Davidson County
Batch# 910685 DEEDWARR
08/31/2022 10:51:33 AM 3 pgs
Fees: $18.00 Taxes: $3,515.00
20220831-0098195

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 016 00 0 279.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **James Van Vonderen and Kristina Van Vonderen, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Michael Steele**, a single man "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Saddleback Farms, of record in Plat Book 9700, Page 332, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description. Being the same property conveyed to James Van Vonderen and Kristina Van Vonderen, by Warranty Deed From The Bank of New York mellon, f/k/a The Bank of New York, as Trustee for the Certificateholders CWALT, Inc., Alternative Loan Trust 2005-57CB, Mortgage Pass-Through Certificates, Series 2005-57CB, of record in Instrument No. 20120209-0011827, in the Register's Office of Davidson County, Tennessee, dated December 12, 2011 and recorded on February 09, 2012.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

This improved property known as 1974 Saddleback Dr, Goodlettsville TN 37072.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-BWR-22-1994

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of August, 2022.

James Van Vonderen (SEAL)
James Van Vonderen

Kristina Van Vonderen (SEAL)
Kristina Van Vonderen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2 day of August, 2022, before me personally appeared James Van Vonderen and Kristina Van Vonderen, 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 2 day of August, 2022.

Notary Signature
My commission expires:

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

