Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-22-3961

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of September, 2022

Notary Public

Commission Expires: 8/10/25

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 915840 DEEDWARR
09/13/2022 09:52:30 AM 3 pgs
Fees: $18.00 Taxes: $867.65
20220913-0102047

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brian Atwood and Peggy Atwood ~~2600 Nashboro Pike Ste 100~~ ~~Nashville, TN 37217~~ ~~1417 Knox Valley Dr.~~ Brentwood, TN 37027	Local Mortgage, Inc. 5350 Poplar Ave. Ste. 850 Memphis TN 38119	117-03-0B-175.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Susan L. Steeno and husband, David G. Steeno

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian Atwood and Peggy Atwood, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, TN, being Unit No. L-1 on the Plan of The Villager, of record in Plat Book 5200, Page 154, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete and accurate legal description.

BEING the same property conveyed by Warranty Deed from Robert Simmons, unmarried to Susan L. Steeno and husband, David G. Steeno, recorded March 1, 2005, as Instrument No. 20050301-0022283 in Davidson County, Tennessee Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2601 Hillsboro Pike, L1, Nashville, TN 37212

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 and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, 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.

Dated this the 9th day of September, 2022.

David L. Steeno

Susan G. Steeno

STATE OF Illinois
COUNTY OF Cook

On this 8th day of September, 2022, before me personally appeared David L. Steeno and Susan G. Steeno, 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 8th day of September, 2022.

Notary Signature
My commission expires: 24. Sept. 2025

ABIGAIL AGUAYO
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
September 24, 2025

Tennessee Certification of Electronic Document

I, Robin White, 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 9.8.22 (date of document).

Affiant Signature

9.8.22
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8 day of September, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 8/10/25

NOTARY'S SEAL

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY