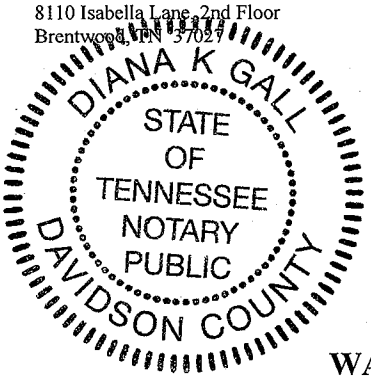
This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027



STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $750,000.00.

Affiant

Subscribed and sworn before me this the 24th day of October, 2022.

Notary Public
My commission expires: 9-6-26

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Miles Orman Magallanes	All Western Mortgage Inc.	146-12-0 101.00
501 Arrowwood Drive	8345 West Sunset Road Suite 380	
Nashville, TN 37220	Las Vegas, NV 89113	

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, CAREY CAMPBELL STEGER AND CHRISTOPHER HARPER STEGER, WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MILES ORMAN MAGALLANES AND ANNE CAMPBELL STEGER, HUSBAND AND WIFE, 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 Lot No. 262 on the Plan of Crieve Hall Estates, Section Four, as of record in Book 2133, Page 80, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Carey Campbell Steger and Christopher Harper Steger, wife and husband, by deed dated 04/29/2022, from Allan C. Chiasson And Janna P. Chiasson, of record in Instrument No. 20220509-0052979 , Register's Office for said County.

Also being the same property conveyed to Allan C. Chiasson and wife, Janna P. Chiasson, by deed dated 09/26/1997, from Richard Neely and wife, Laquita Neely, of record in Book 10634, page 312 and re-recorded in Book 10630, page 439, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 501 Arrowwood Drive, Nashville, TN 37220.

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.

Karen Johnson Davidson County
Batch# 933747 DEEDWARR
10/26/2022 09:55:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20221026-0115889

Witness my hand this the 24th day of October, 2022.

Carey Campbell Steger

Christopher Harper Steger

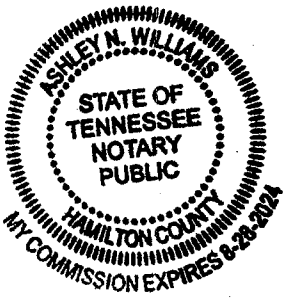
STATE OF TENNESSEE
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Carey Campbell Steger and Christopher Harper 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 24th day of October, 2022.

My commission expires: 8/28/2024

Notary Public



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 10-24-22.

Affiant Signature

10-26-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26 day of October, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY