RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Karen Johnson Davidson County
Batch# 936686 **DEEDWARR**
11/01/2022 03:12:41 PM 2 pgs
Fees: $13.00 Taxes: $2,590.00

20221101-0118020

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $700,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of October, 2022.

Notary Public

My commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires 10/2/23

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Charles Hathaway Steedman	New Owner	**082-09-0Q-036.00-CO**
1249 4th Ave N		
Nashville, TN 37208		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Marc Neal Siegel, an unmarried man

(hereinafter called the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto

Charles Hathaway Steedman, married

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Unit No. 1249 as set forth in the Master Deed Establishing a Horizontal Property Regime of 4th & Monroe, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record in Instrument No. 20070619-0073328, amended in Instrument No. 20080122-006730, Instrument No. 20080606-0058487, Instrument No. 20100625-0049730, Instrument No. 20120824-0076410, Instrument No. 20130411-0035975, Instrument No. 20130718-0074552, and Instrument No. 20150130-0009095, in the Register's Office for Davidson County, Tennessee; said Units being shown as part of Exhibit "A" to said Master Deed, together with all common areas, open space, roads, right of ways, rights and easements appurtenant thereto.

Being the same property conveyed to Marc Neal Siegel, an unmarried man by Warranty Deed from Maxwell Sadler, married of record in Instrument No. 20180604-0052819 Register's Office for Davidson County, Tennessee, dated May 31, 2018 and recorded on June 04, 2018.

This is **improved** property known as **1249 4th Ave N, Nashville, TN 37208.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 11th day of October, 2022.

Marc Neal Siegel

Marc Neal Siegel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Marc Neal Siegel, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 11th day of October, 2022.

Michelle W Locke

Notary Public
My Commission Expires: 9/14/25



Lenders Title Company File No. 22-001284-525