Karen Johnson Davidson County
Batch# 947181 DEEDWARR
12/05/2022 08:11:30 AM 4 pgs
Fees: $23.00 Taxes: $2,793.50
20221205-0126468

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DM) Title No.: 62913
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Brady Rewerts Kaylynn Rewerts 3729 Central Avenue Nashville, TN 37205	New Owners

TAX MAP PARCEL NUMBERS: 10409004600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$755,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Raymond E. Steinkerchner, individually and as Conservator for Norma Jean Steinkerchner,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Brady Rewerts and Kaylynn Rewerts, husband and wife,** hereinafter called the **Grantee,** Grantee's 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 Lot No. 182 on the Plan of Richland Realty Company's Second Subdivision, Division "B", of record in Book 332, page 92, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Raymond E. Steinkerchner by Warranty Deed from Julius Seeman and wife, Esther M. Seeman, dated July 8, 1983 and recorded on August 8, 1983 of record in Book 6111, page 874, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated August 5, 1983, recorded August 15, 1983 of record in Book 6115, page 754, said Register's Office, subject property was conveyed to Raymond E. Steinkerchner and Norma J. Steinkerchner, as joint tenants with the right of survivorship. The said Raymond E. Steinkerchner was appointed as Conservator for Norma Jean Steinkerchner and was issued Letters of Conservatorship on Docket No. 22P792 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 332, page 92, said Register's Office.

This is improved property, known as 3729 Central Avenue, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29 day of November, 2022.

Raymond E. Steinkerchner

Raymond E. Steinkerchner

Raymond E. Steinkerchner

Raymond E. Steinkerchner as Conservator for Norma Jean Steinkerchner

State of ~~Tennessee~~ Florida (LH)

County of ~~Davidson~~ Okaloosa

On this 29th day of November, 2022. before me the undersigned authority, personally appeared **Raymond E. Steinkerchner**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

(LH) Lisa Ann Huntsman

Notary

My Commission Expires: 9-17-2023

Notary Public State of Florida
Lisa Ann Huntsman
My Commission GG 337769
Expires 09/17/2023

State of ~~Tennessee~~ Florida (LH)

County of ~~Davidson~~ Okaloosa

On this 29th day of November, 2022 before me the undersigned authority, personally appeared **Raymond E. Steinkerchner, on behalf of Norma Jean Steinkerchner, as Conservator**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

(LH) Lisa Ann Huntsman

Notary

My Commission Expires: 9-17-2023

Notary Public State of Florida
Lisa Ann Huntsman
My Commission GG 337769
Expires 09/17/2023

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $755,000.00.

Affiant

Sworn and subscribed before me this 29 day of November, 2022.

Notary

My Commission Expires: 10/2/2023

LILLIAN TURMAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
10/2/2023
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 11/29/2022.

D. Shayne Adair

12/1/2022
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 1 day of December, 2022.



Notary Public
My Commission Expires: 03/07/2026