WARRANTY DEED

Karen Johnson Davidson County
Batch# 987192 DEEDWARR
03/31/2023 11 06 55 AM 2 pgs
Fees $13 00 Taxes $1,590.63

20230331-0023396

BS-C-23-0-71

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,900 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MARCH, 2023

Notary Public

MY COMMISSION EXPIRES 4/13/24 (AFFIX SEAL)

KAYLA TABOR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Charles Travis Steinmetz	New owners	
(NAME)	(NAME)	**092-060-0-353 00**
716 29th Ave. N. Unit B		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RAMON MARTINEZ AND MARLENE CARBONELL,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHARLES TRAVIS STEINMETZ, UNMARRIED AND CHARLES SAMUEL STEINMETZ, JR., MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Lot No 32 on the Map of L C Thuss Subdivision of a part of the Barrow Lands, as shown on plat of record in Plat Book 547, Page 102, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property

Being the same property conveyed to Shelley D Kelley and wife, Charlotte Kelley by Warranty Deed from Thomas N Gray and wife, Jannie C Gray of record in Book 6982, Page 727, Register's Office for Davidson County, Tennessee, dated September 12, 1986 and recorded on September 18, 1986

Said Shelley D Kelley is deceased, leaving Charlotte Kelley as surviving tenant by the entirety

Being the same property conveyed to Ramon Martinez and Marlene Carbonell, married couple, by Warranty Deed from Charlotte Kelley, widow of record in Instrument No 20220131-0011087, Register's Office for Davidson County, Tennessee, dated January 14, 2022 and recorded on January 31, 2022

This conveyance is subject to
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **716 29th Ave. N. Unit B, Nashville, Tennessee 37209**

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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

Witness my/our hand(s) this the 30 DAY OF MARCH, 2023

Ramon Martinez

Marlene Carbonell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAMON MARTINEZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 30th of March, 2023

Notary Public
My Commission Expires _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARLENE CARBONELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 30th of March, 2023

Notary Public
My Commission Expires _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212