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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230444185** Karen Johnson Davidson County Batch# 999610 DEEDWARR 05/04/2023 01 12 08 PM 2 pgs Fees $13 00 Taxes $4,310 50 20230504-0033244	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is· $1,165,000 00. Affiant Subscribed and sworn to before me, this 3rd day of May, 2023. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Kristian Honey and Julie Honey 916A S Douglas Avenue Nashville TN 37204	Send Tax Bills To: CMG Mortgage 3160 Crow Canyon Road, Suite 400 San Ramon, CA 94583	Tax Information: Tax Parcel ID No. 105 13 0K 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nicholas Walter Streff and Alyssa Kathryn Stacy Streff, Trustees of The Streff Family Trust dated February 29, 2020** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kristian William Honey and Julie Honey, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being Unit B of 916 South Douglas Condominiums, A Condominium, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 916 South Douglas Condominiums, a Condominium, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20110406-0026476, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Nicholas Walter Streff and Alyssa Kathryn Stacy Streff, Trustees of The Streff Family Trust dated February 29, 2020, by Quitclaim Deed from Nicholas Streff and Alyssa Streff, husband and wife, of record in Instrument No 20210128-0012570, in the Register's Office of Davidson County, Tennessee, dated January 11, 2021 and recorded on January 28, 2021.

Being the same property conveyed to Nicholas Streff and Alyssa Streff, husband and wife, by Warranty Deed from Brian J. Weisser and Karen M. Weisser, husband and wife, of record in Instrument No. 20180601-0052104, in the Register's Office of Davidson County, Tennessee, dated May 30, 2018 and recorded on June 01, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Waverly Place, as recorded in Plat Book 57, Page(s) 95.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20110406-0026476.

Ordinance to Amend the Official Street and Alley Acceptance and Maintenance Map, Bill No 089-653.

This is improved property located at 916A S Douglas Avenue Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of May, 2023.

The Streff Family Trust dated February 29, 2020

N. W. Streff - Trustee
BY: Nicholas Walter Streff, Trustee

Alyssa Kathryn Stacy Streff - Trustee
BY: Alyssa Kathryn Stacy Streff, Trustee

STATE OF Ariz.)
COUNTY OF Maricopa)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nicholas Walter Streff and Alyssa Kathryn Stacy Streff, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees for The Streff Family Trust dated February 29, 2020, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 2 day of May, 2023.

Notary Public
My Commission Expires: 2.6.2024

JUSTIN A. STITTSWORTH
Notary Public - Arizona
Maricopa Co. / #574593
Expires 02/06/2024