(1)

Karen Johnson Davidson County
Batch# 1001649 DEEDWARR
05/10/2023 01:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20230510-0034917

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

Return TO:
TRI STAR TITLE & ESCROW LLC
1535 W NORTHFIELD BLVD UNIT 16
MURFREESBORO, TN 37129

2023-117

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $395,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of May, 2023.

Notary Public
My Commission Expires: 11/22/2025

Amanda M Clark
State of Tennessee Notary Public
Rutherford County

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jennifer Duke	New owner	
7277 Charlotte Pike, #219		114-08-0C-088.00
Nashville, TN, 37209		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Bryan Steitz, a married man and David Steitz, married,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Jennifer Duke, AN UNMARRIED WOMAN

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. 85 on the Plan of West Park, Phase 2 as established by Declaration of Covenants, Conditions and Restrictions for West Park Homeowners Association, Inc., of record in Instrument Number 20040304-0024541, and amended by First Amendment and Supplement to the Declaration of Covenants, Conditions, and Restrictions and By-Laws for West Park Homeowner's Association, Inc., of record in Instrument No. 20041221-0151636, and further amended by Second Amendment of record in Instrument No. 20050222-0018812 and Second Supplement in Instrument No. 20060202-0013378, Register's Office for Davidson County, Tennessee. Said unit is shown on the plan of West Park Phase 2 attached as Exhibit "B" to the aforementioned First Amendment and Supplement, of record in Instrument No. 20041221-0151636, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bryan Steitz, a single man and David Steitz, married by Quitclaim Deed from Bryan Steitz, a single man and David Steitz and Kathy Steitz, both married of record in Instrument No. 20201016-0120631, Register's Office for Davidson, Tennessee, dated October 8, 2020 and recorded on October 16, 2020.

Bryan Steitz having since married. The subject property was never the primary residence or occupied by his spouse.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **7277 Charlotte Pike, #219, Nashville, TN 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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 29 day of April, 2023.

David Steitz

STATE OF KENTUCKY
COUNTY OF WOODFORD

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

Witness my hand and official seal at Woodford Co, Kentucky, this 29 day of April, 2023.

Amanda Spencer
NOTARY PUBLIC
~~STATE AT LARGE~~
~~KENTUCKY~~
ID. # KYNP 3562
MY COMMISSION EXPIRES 02/26/2024

Notary Public
My Commission Expires: 02/26/24

Witness our hands this 2nd day of May, 2023.

Bryan Steitz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of May, 2023.

~~Notary Public~~ D. Shayne Adair
My Commission Expires: 06/13/2024

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, **Sheri Morgan**, do hereby make an 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 **05/02/2023.**

Name: **Sheri Morgan**
Title: **President**
Date **05/10/2023**

STATE OF Tennessee
COUNTY OF **Rutherford**

Sworn to and subscribed before me on **05/10/2023.**

Notary Public: **Brandie A Phillips**
My Commission Expires: **05/18/2024**
Commission #: **na**