WARRANTY DEED

Karen Johnson Davidson County
Batch# 1002989 DEEDWARR
05/15/2023 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $2,349.50
20230515-0035781

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $635,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF May, 2023.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023

(AFFIX SEAL)

JOHN W. BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

File #23-TC-5200-C

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Deana T. Steadman and William David Steadman	**NEW OWNER**	
(NAME)	(NAME)	
1013 Hanover Court		**091-11-0-204.00**
(ADDRESS)	(ADDRESS)	
Kingsport, TN 37660		
(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, **CHRISTINA MARASCO, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DEANA T. STEADMAN AND WILLIAM DAVID STEADMAN, WIFE AND HUSBAND** 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 Nos. 1101 and 1103 of Block 156 on the Plan of West Nashville of record in Plat Book 57, Page(s) 74 and 75, in the 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 Christina Marasco by Warranty Deed from Christina M. Van Kirk, now Ottolini, married of record in Instrument No. 20130429-0042405 Register's Office for Davidson County, Tennessee, dated April 25, 2013 and recorded on April 29, 2013. Jonathan Malphrus joins in to convey any interest he may have.

This conveyance is subject to:

* Taxes for the year 2023, a lien not yet due and payable.

* Subject to all matters shown on the Plan of record in Plat Book 57, Page(s) 74 and 75, Register's Office for Davidson County, Tennessee.

* Easements reserved in the Amendment No. 2 to Metro Ordinance No. 089-835 of record in Book 7922, Page 832, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **5200 Georgia Avenue, 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 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 12th day of May, 2023.

Christina Marasco BY: Jonathan Malphrus, ATTORNEY-IN-FACT

Christina Marasco BY: Jonathan Malphrus, Attorney-In-Fact

Jonathan Malphrus

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN MALPHRUS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CHRISTINA MARASCO, and who acknowledged he/she/they executed the same as the free act and deed of the said CHRISTINA MARASCO.

Witness my hand, at office, this 12 day of May, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of May, 2023, before me personally appeared Jonathan Malphrus, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of May, 2023.

Notary Signature
My commission expires: _____, 20___

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Tonya Cherry,** 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 this the 12th day of May, 2023.

Affiant Signature
Date 05/12/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 12th day of May, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024