Karen Johnson Davidson County
Batch# 1003564 DEEDWARR
05/15/2023 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $8,880.00
20230515-0036288

WARRANTY DEED

ASHLEY RAE FORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of May, 2023

Notary Public

MY COMMISSION EXPIRES 11/2/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Melissa Kurstin and Joshua Kurstin, Trustees	Wes Banco Bank 901 Lee Street East	13008008900
(NAME) 4303 Lindawood Drive	St. 210 (NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Charleston, WV 25301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Sallie B. Bailey,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Melissa Kurstin and Joshua Kurstin as Trustees of Mellissa Kurstin Revocable Trust dated 07/06/2022 and Joshua Kurstin and Melissa Kurstin as Trustees of Joshua Kurstin Revocable Trust dated 07/06/2022 ,** hereinafter called the GRANTEES, their heirs and assigns, a 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. 13 on the Plan of Sneed Estates, of record in Book 2133, Page 10, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sallie B. Bailey and John A. Bailey, Joint Tenants with Right of Survivorship by deed dated March 30, 2012 from Jonathan D. Gitlin and wife, Patricia A. Hodgman of record in Instrument No. 20120402-0027540, Register's Office for Davidson County, Tennessee. The said John A. Bailey has since died on November 10, 2018 survived by his spouse, Sallie B. Bailey.

unimproved ☐

This is improved ☑ property, known as 4303 Lindawood Drive, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 10th day of May, 2023.

Sallie B. Bailey

Sallie B. Bailey

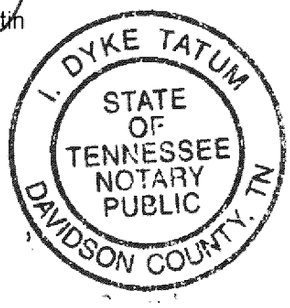
State of Tennessee
County of Davidson

On this 10th day of May, 2023, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Sallie B. Bailey, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal this 10th day of May, 2023.

Notary Public I. Dyke Tatum
My Commission Expires: May 05, 2025

File No.: 23-Kurstin



Tennessee Certification of Electronic Document

I, Margaret Philpott, 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 **5/10/2023** (date of document).

Affiant Signature

5/10/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **10** day of **MAY**, 2**023**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

