THIS INSTRUMENT BY: WILLIAM TIMOTHY HILL 201 4th AVENUE NORTH, SUITE 1800 NASHVILLE, TENNESSEE 37219 (615) 256-157	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is $480,000.00 Affiant Subscribed and sworn to before me, this the 18th day of May, 2023. Notary Public My Commission Expires: 11/2/26

ASHLEY RAE FORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Jobe Tow and Len Tow 11 Music Square East Unit 103 Nashville, TN 37203	Same Jobe and Len Tow 11 Music Sq. East unit 103 Nashville, TN 37203	Davidson County Map/Parcel 093130A103.00CO

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, grantor, **STEINLAND, LLC,** a Tennessee limited liability company, by these presents does hereby sell and convey unto **JOBE TOW AND LEN TOW,** their heirs and/or assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

See Exhibit A – Legal Description

Karen Johnson Davidson County
Batch# 1006471 DEEDWARR
05/23/2023 01:20:30 PM 6 pgs
Fees: $33.00 Taxes: $1,776.00
20230523-0038801

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and/or assigns, forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same in unencumbered, except:

See Exhibit B - Exceptions

and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and/or assigns, against the lawful claims of all persons whosoever, whenever used, the singular number shall include the plural, the plural the singular, and the sue of any gender shall be applicable to all genders.

(Signature page to follow)

WITNESS my hand this 18 day of May, 2023.

STEINLAND, LLC
a Tennessee limited liability company

By: _____
BURTON STEIN

Title: Authorized Member

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Burton Stein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a authorized member of STEINLAND, LLC, a Tennessee limited liability company, the within name bargainor, a limited liability company, and that he, as such member, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as its authorized member.

Witness my hand, at office, this 18th day of May, 2023.

KRISTI TININ-HODGE
STATE OF TENNESSEE
NOTARY
DAVIDSON COUNTY

_____
Notary Public

My Commission Expires: 05/03/2024

EXHIBIT A – Legal Description

Land in Davidson County, Tennessee, being Unit No. 103, together with the appurtenant interest in the common elements of Spence Manor Condominium, a horizontal property regime established by Master Deed, of record in Book 6794, page 219, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit A-2 to the aforementioned Master Deed.

Being the same property conveyed to Steinland, LLC, a Tennessee limited liability company, by deed from David Davelaar,, unmarried, of record in Instrument No. 20070730-0090252, Register's Office for Davidson County, Tennessee.

EXHIBIT B
EXCEPTIONS

1. Davidson County property tax for the year 2023, a lien not yet due and payable.
2. Charter of Incorporation of Spence Manor Condominium Association, Inc., of record in Book 6790, page 27 amended in Instrument No. 20011106-0121962 and Instrument No. 20020710-0083218, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Spence Manor Condominium, of record in Book 6794, page 219, amended by appointment of substitute Trustee in Book 8546, page 996, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. §66-27-101, et. seq.

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 5/23/2022 (date of document).

Affiant Signature

5/22/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of MAY, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

