RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

BOX 10-A

Karen Johnson Davidson County
Batch# 1013117 DEEDWARR
06/09/2023 09 38 28 AM 2 pgs
Fees $13 00 Taxes $1,597 11

20230609-0043924

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $431,650 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12 DAY OF June, 2023

Notary Public

MY COMMISSION EXPIRES Commission Expires 10/2/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Matthew C Jones	Fifth Third Bank	
(NAME)	(NAME)	
311 Wauford Drive	PO Box 630170	147 05 0 095 00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Cincinnati, OH 45263	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **PATRICK R. STEINER, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW C. JONES, UNMARRIED MAN,** 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. 95 on the Map of Section One (Revised), Caldwell Hall, as of record in Book 2900, Page 57, 58 and 59, Register's Office for said County, to which plan reference is made for a more complete description of said lot.

Being the same property conveyed to Patrick R. Steiner and wife, Lila M. Steiner, by Warranty Deed from Denzil R. Byrd and wife, Chere S. Byrd, of record in Book 4721, Page 96, in the Register's Office of Davidson County, Tennessee, dated June 21, 1973 and recorded on June 21, 1973. The said Lila M. Steiner died on February 23, 2018, leaving Patrick R. Steiner as surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 311 Wauford Drive, Nashville, TN 37211
(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 hand this 7th day of June, 2023

PATRICK R. STEINER

STATE OF TENNESSEE
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patrick R. Steiner, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of June, 2023.

Commission expires:

7-15-26

Notary Public

YVETTE P REIMOLD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY