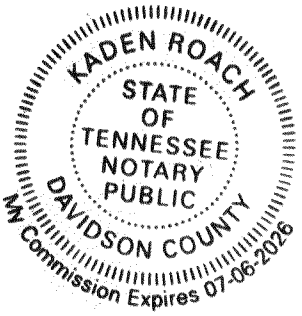
Karen Johnson Davidson County
Batch# 1014020 DEEDWARR
06/12/2023 02:31:30 PM 4 pgs
Fees: $23.00 Taxes: $1,330.15
20230612-0044650



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $359,500.00.

Affiant

Subscribed and sworn to before me, this 9th day of June, 2023.

Notary Public

My commission expires: 07-06-26

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Elizabeth Wood	Simmons Bank Attn: Final Document Department	129-11-0A-440.00-CO
440 Siena Dr	17901 Chenal Pkwy	
Nashville, TN 37205	Little Rock, AR 72223	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Jay Ifshin, Trustee of the Isidore and Jule Ifshin Joint Revocable Trust FBO Deanne Batterman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Elizabeth C. Wood, a widow

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 440 as shown on the Condominium Site Plan, Plat for Phase 1B of Lot 2, The Cloister at St. Henry, filed as Exhibit B to, and established by the Master Deed of record in Book 6237, Page 665 and amended in Book 6834, Page 449, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Isidore and Jule Ifshin Joint Revocable Trust FBO Deanne Batterman by Warranty deed from Rosemary S. Padgett, widowed of record in Instrument No. 20180213-0014128 Register's Office for Davidson County, Tennessee, dated February 12, 2018 and recorded on February 13, 2018.

This is **improved** property known as **440 Siena Dr, Nashville, TN 37205.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 08 day of June, 2023.

Isidore & Jule Joint Revocable Trust FBO Deanne Batterman

_____
Jay Ifshin, Trustee

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Isidore and Jule Ifshin Joint Revocable Trust FBO Deanne Batterman, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

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

_____
Notary Public
My Commission Expires: _____

See attached

Lenders Title Company File No. 23-001509-525

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Contra Costa

On 6/08/2023 before me, Zayra Cornejo, Notary Public
(insert name and title of the officer)

personally appeared Jay Ifshin,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ZAYRA CORNEJO
Notary Public - California
Alameda County
Commission # 2336906
My Comm. Expires Nov 5, 2024

Signature _____ (Seal)

True Copy Certification

I, **Pam Autry,** 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 ~~31st~~ 8 day of ~~May~~ June, 2023.

Affiant Signature
Date ~~05/31/2023~~ 6-9-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the ~~31st~~ 9 day of ~~May~~ June, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

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