Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-2541

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Knox Dt.

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of June, 2023

Notary Public

Commission Expires: 4/29/26

DEBORA ILEA STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

Karen Johnson Davidson County
Batch# 1023673 DEEDWARR
07/07/2023 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20230707-0052066

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kathleen Ariella Frohlinger-Steadman and James Steadman 400 Hickory Timber Court Nashville, TN 37013	Ameris Bank 1850 Parkway Place Suite 400 Marietta, GA 30067	150 14 0 016.00

WARRANTY DEED

FOR AND IN 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/WE,

David Francis Steadman, III, a single man,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kathleen Ariella Frohlinger-Steadman, a single woman, and James Steadman, a married man as joint tenants with right of survivorship,

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, and being all of Lot No. 57, Lake Towne Park, Section 3, according to survey and plat of same appearing of record in Book 6900, page 355, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

BEING the same property conveyed by Warranty Deed from Awatef Shehata, unmarried to David Francis Steadman, III, single man, recorded August 8, 2019, as Instrument No. 20190808-0078870 in Davidson County, Tennessee Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 400 Hickory Timber Court, Nashville, TN 37013

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 so 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.

Dated this the 30th day of June, 2023.

6/30/23

David Francis Steadman, III

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Knox D.F.

On this 30th day of June, 2023, before me personally appeared David Francis Steadman, III, 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 30th day of June, 2023.

Notary Signature
My commission expires: 4/29/26

DEBORA LEA
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 6/30/2023.

Affiant Signature – Joshua A. Terry

7/7/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/7/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm. Exp.
September 28, 2026
COUNTY OF WILLIAMSON