Karen Johnson Davidson County
Batch# 1030793 DEEDWARR
07/26/2023 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,226.55
20230726-0057609

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$331,500.00**

Dina Shurin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MADISON STEINBRUCK	New Owner	**050-16-0-015.00**
(NAME) **368 OAKVIEW DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37207**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, AARON B. WILLIAMSON AND WIFE, LINDA J. WILLIAMSON,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MADISON STEINBRUCK,** a single woman, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND/OR 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 part of Lot No. 5 on the Plan of Skyview Subdivision, as of record in Book 2331, page 54 and 55, Register's Office for said County.

Beginning at a point in the southerly margin of Oakview Drive, said point being the common northerly corner of Lots 5 and 6, thence with the common line between said lots southerly 252.6 feet to a point; thence North 78 degrees 30 minutes East, 39 feet to a point, thence North 52 degrees 45 minutes East, 120 feet to a point on the common line between lots 4 and 5; thence with said common line, northerly 169.2 feet to a point in the southerly margin of Oakview Drive, thence with the margin of said Oakview Drive, westerly 136.2 feet.

Being the same property conveyed to Aaron B. Williamson and Linda J. Williamson, husband and wife, by deed from Faye Nell Jones, an unmarried woman, of record in Instrument No. 20180402-0030518, dated March 29, 2018, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 2331, page 54 and 55, and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property, known as **368 OAKVIEW DRIVE, NASHVILLE, TN 37207**
(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 our hands this 21 day of July, 2023.

Aaron B. Williamson By Linda J. Williamson his Atty in Fact

AARON B. WILLIAMSON
By: Linda J. Williamson, his Attorney in Fact

Linda J. Williamson

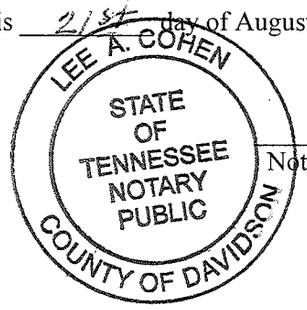
LINDA J. WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of July, 2023, before me personally appeared **Linda J. Williamson, Attorney in Fact for Aaron B. Williamson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Aaron B. Williamson**, and who acknowledged that she executed the same as the free act and deed of **Aaron B. Williamson**.

Witness my hand and official seal at office this 21st day of August, 2023.

My commission expires: **March 3, 2026**



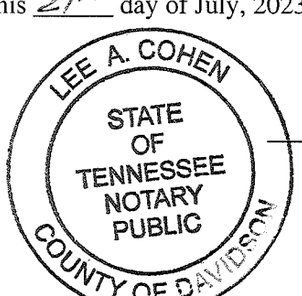
Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at office this 21st day of July, 2023.

My Commission expires: **March 3, 2026**



Lee A. Cohen
Notary Public

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 7/21/2023.

Affiant Signature – Joshua A. Terry

7/26/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/26/2023.

Notary Public

My Commission Expires: 9/28/26

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