WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $611,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 4th day of August, 2023.

Notary Public

(Affix Seal)

My Commission Expires: _____

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMM. EXPIRES JUNE 23, 2026

2023-07-1064

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kristen Steelman and Avery Steelman 1728 Hickory Bark Lane Nashville, TN 37211	NEW OWNER	Map/Parcel 172-14-0A-146.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Scott Lincoln and Valerie Lincoln, husband and wife**, hereinafter called the GRANTORS, has bargained and sold, and by these presents does hereby transfer and convey unto **Kristen Steelman and Avery Steelman, wife and husband,** hereinafter called the GRANTEES, their heirs and assigns, that 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. 75 on the Plan of Section Three Wexford Downs of record in Plat at Instrument No. 20000810-0079246, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Scott Lincoln and wife, Valerie Lincoln by Warranty deed from Beazer Homes Corp. d/b/a Phillip Builders of record in Instrument No. 20021216-0154660, Register's Office for Davidson County, Tennessee, dated November 22, 2002 and recorded on December 16, 2002.

This conveyance is subject to the following: Davidson County property taxes for the year 2023 and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1728 Hickory Bark Lane, Nashville, TN 37211 .

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 the GRANTORS, do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds themselves, their heirs and assigns, 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.

Karen Johnson Davidson County
Batch# 1035472 DEEDWARR
08/07/2023 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $2,260.70
20230807-0060955

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.

Effective the 4th day of August, 2023:

Scott Lincoln

Valerie Lincoln

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 4th day of August, 2023, before me personally appeared Scott Lincoln and Valerie Lincoln, 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 4th day of August, 2023.

Notary Signature
My commission expires:

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-16-2024

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Aug 4, 2023 (date of document).

Jennifer L. Pennell

Aug 4, 2023
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 4 day of Aug, 2023.

Notary Signature

My Commission Expires: _____

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026