Karen Johnson Davidson County
Batch# 1041130 DEEDWARR
08/22/2023 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $177.60
20230822-0065499

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21466-TC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $48,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of August, 2023.

Notary Public
My Commission Expires: 3/3/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kristin Andrews 1410 McKennie Avenue Nashville, TN 37206	New Owner	053 14 0 019.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Matt Stein and Dana Stein, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kristin Andrews, an unmarried woman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Parcel 1 and 2:

Land in Davidson County, Tennessee, being Lots Nos. 12-A and 13-A on the unrecorded map of Nawakwa Hills River Front Section, being a subdivision of the Northeasterly part of a 29.79 acre tract on the original plan or Nawakwa Hills, described according to a survey made by Ewell Anderson, Surveyor, August, 1945, as follows: Beginning on the Northeasterly margin of Pawnee Trail, Extended, as the Southwest corner of the property conveyed to Arthur G. Masters and wife, by deed from Chas U. Coggin, Trustee, of record in Book 1414, Page 20, Register's Office for said County, being the corner of Lot Nos. 11-A and 12-A; thence with the line between said two lots, Northeastwardly 200 feet; thence North 55 degrees 30 minutes West 100 feet to the corner of Lots Nos. 13-A and 14-A; thence with the line between said two lots, Southwestwardly 200 feet to the Northeasterly margin of Pawnee Trail, Extended; thence with same, Southeasterly 100 feet top the beginning.

Being the same property conveyed to Matt Stein and Dana Stein, husband and wife, by Warranty Deed from Emogene Long Chaffin, a/k/a Jean Chaffin, as sole heir at law of Perry M. Chaffin, Jr., of record in Instrument No. 20191219-0131317, in the Register's Office for Davidson County, Tennessee, dated October 17, 2019 and recorded on December 19, 2019. Also see Affidavit of Scrivener's Error of record in Instrument No. 20191220-0131760, Register's Office for Davidson County, Tennessee.

Parcel 3:

Being Lot No. Fourteen (14)-A, in the unrecorded plan or map of Nawakwa Hills, River Front Section, according to a survey and plan or map made by Ewell Anderson, Surveyor, of Madison, Tennessee in August 1945, and being a subdivision of the Northeasterly part for a 29.79 acre tract out of the original plan of Nawakwa Hills in the Eleventh (11th) Civil District of Davidson County, Tennessee to which unrecorded plan or map reference is here made for as complete description as if fully copied herein.

Said Lot No. Fourteen (14)-A fronts 50 feet on the Northeasterly margin of Pawnee Trail extended, and extends back Easterly, between parallel lines 200 feet to a dead line and measures 50 feet thereon, as shown on said unrecorded plan or map.

Being the same property conveyed to Matt Stein and Dana Stein, husband and wife, by Warranty Deed from Jerry Warren and wife, Patricia A. Warren, of record in Instrument No. 20190711-0067803, in the Register's Office for Davidson County, Tennessee, dated July 9, 2019 and recorded on July 11, 2019.

Parcel 4:

Being Lot No. 15-A in the unrecorded plan or map of Nawakwa Hills, Riverfront Section, according to a survey and plan or map made by Ewell Anderson, Surveyor of Madison Tennessee, in August, 1945, and being a subdivision of the Northeasterly part of a 29.75 acre tract out of the original plan of Nawakwa Hills in the 11th Civil District of Davidson County, Tennessee, to which unrecorded plan or map reference is here made for as complete description as if fully copied herein. Said Lot No. 15-A fronts 50 feet on the Northeasterly margin of Pawnee Trail Extended, and extends back 200 feet to a dead line and measures 50 feet thereon.

Being the same property conveyed to Matt Stein and Dana Stein, husband and wife, by Warranty Deed from Jerry Warren and wife, Patricia A. Warren, of record in Instrument No. 20190711-0067803, in the Register's Office for Davidson County, Tennessee, dated July 9, 2019 and recorded on July 11, 2019.

This is unimproved property located at: **Pawnee Trail, Madison, TN 37115**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 17th day of August, 2023.

GRANTOR:

Matt Stein

Dana Stein

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Matt Stein and Dana Stein, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of August, 2023.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 August 17, 2023

Tori Cole

Affiant Signature

Date: 8/22/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this August 22, 2023

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM