Karen Johnson Davidson County
Batch# 1059827 DEEDWARR
10/11/2023 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,709.40
20231011-0079770

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-17176-2023

WARRANTY DEED

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $462,000.00.

Avery Steelman
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of Oct 2023

NOTARY PUBLIC

My commission expires: 11.28.26

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO: CMC	MAP-PARCEL NUMBERS
George Ramzy Sawers 5209 Village Trace Nashville, TN 37211	~~Same address as new owner~~ CROSS COUNTRY MTG, LLC 2160 SUPERIOR AVE CLEVELAND, OH 44114	161-10-0B-002.00 CO

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED SIXTY TWO THOUSAND AND 00/100 Dollars ($462,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **KRISTEN STEELMAN AND AVERY STEELMAN, HUSBAND AND WIFE** , hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **GEORGE RAMZY SAWERS, AN UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 193 on the Plan of Phase Five, Villages of Brentwood, of record in Book 6900, page 896, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kristen Clark, a single woman, and Avery Steelman, a single man, as joint tenants with rights of survivorship, from J. Simon Lugge, an unmarried man, by Warranty Deed dated June 6, 2020 and recorded June 19, 2020 in Instrument #20200619-0065396, said Register's Office. Kristen Clark having since married Avery Steelman and is now known as Kristen Steelman.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 5209 Village Trace, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 5th day of October, 2023

GRANTOR(S)

Avery Steelman

Kristen Steelman

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Avery Steelman and Kristen Steelman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 5th day of October 2023.

Notary Public

Tisha C Baldwin

Printed Notary Name

My commission expires: 11.28.26



Tennessee Certification of Electronic Document

I, Steven T. Morris 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 October 5, 2023 (date of document).

Affiant Signature

October 10, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 10th day of October, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023