Name and Address of New Owner:
Katherine Steinman

Send Tax Bills To: 853B Bradford Avenue Nashville, TN 37204
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 105-14-0-311.00

Karen Johnson Davidson County
Batch# 1063722 DEEDWARR
10/23/2023 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $8,325.00
20231023-0082832

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Guy E. Whitesman, Trustee of the 23 W. Gordon Preservation Trust, dated August 17, 2015**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Katherine Steinman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Revision to Lot 1, Resubdivision of Lot 4 on the Plan of Subdivision, Block "D", Instrument No. 20140909-0083861, amended in Instrument No. 20140912-0083861, R.O.D.C., TN of record in Plat at Instrument No. 20170502-0043007, 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 23 W. Gordon Preservation Trust by Warranty Deed dated May 18, 2018 from Aaron Noffsinger and Jennifer Noffsinger, husband and wife, recorded May 22, 2018 in Instrument No. 20180522-0049079 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

Doc ID: 72b75f9fac9f5a73046d22438c60d4ed08511e1f
202310230082832

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23rd day of October, 2023.

23 W. Gordon Preservation Trust

Guy E. Whitesman

By: Guy E. Whitesman, Trustee

STATE OF TENNESSEE Commonwealth of Virginia, County of Hanover

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Guy E. Whitesman, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Trustee of 23 W. Gordon Preservation Trust, the within named bargainor, and he as such Trustee being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of 23 W. Gordon Preservation Trust, by himself as Trustee.

Witness my hand, at office, this 23rd day of October, 2023.

Andrew Ray Yon
REGISTRATION NUMBER
7759341
COMMISSION EXPIRES
August 31, 2026

Notary Signature

My commission expires: 08/31/2026

Notarized by USA Notary using online audio / video communication
Executed in Hanover County, VA

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Guy E. Whitesman

Affiant

STATE OF TENNESSEE Commonwealth of Virginia, County of Hanover

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 23rd day of October, 2023.

Notary Signature

My commission expires: 08/31/2026

Andrew Ray Yon
REGISTRATION NUMBER
7759341
COMMISSION EXPIRES
August 31, 2026

Notarized by USA Notary using online audio / video communication
Executed in Hanover County, VA

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202310230082832

TRUE COPY CERTIFICATION

I, Tifphany Wilson, 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 23, 2023.

Signature
Date: October 23, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 23rd day of October, 2023 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025