Karen Johnson Davidson County
Batch# 1066476 DEEDWARR
10/31/2023 10 00 59 AM 2 pgs
Fees $13 00 Taxes $1,222 85

20231031-0084919

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Road, Suite 100
Mt. Juliet, TN 37122
SG-23-3884

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of October, 2023

Notary Public
Commission Expires

MELISSA HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 03, 2027

Address of New Owners	Send Tax Bills To:	Map & Parcel
Kristina Steffen and Jason Steffen 4208 Winterbrook Road Nashville, TN 37207	Acopia 306 Northcreek Blvd. Ste 100 Goodlettsville TN 37072	032-13-0-016.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Tameka Marshall and Jeremiah Marshall, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kristina Steffen and Jason Steffen, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Lot No. 22 on the Plan of Section 1, Timbertrail Subdivision of record in Plat Book 5200, Page 205, 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 Tameka Marshall and Jeremiah Marshall, wife and husband by Warranty deed from Eunice Pratt, unmarried of record in Instrument No. 20180820-0082526 Register's Office for Davidson County, Tennessee, dated August 17, 2018 and recorded on August 20, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4208 Winterbrook Road, Nashville, TN 37207

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 so 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.

Dated this the 16th day of October, 2023.

Jeremiah Marshall

Tameka Marshall

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 16th day of October, 2023, before me personally appeared Jeremiah Marshall and Tameka Marshall, 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 16th day of October, 2023.

Notary Signature
My commission expires: 10/23/27

JOHN BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY