Karen Johnson Davidson County
Batch# 1067674 DEEDWARR
11/02/2023 12:36:30 PM 3 pgs
Fees: $18.00 Taxes: $2,987.75
20231102-0085905

Warranty Deed

CAITLIN MCKEIGHEN · STATE OF TENNESSEE NOTARY PUBLIC · COUNTY OF DAVIDSON · MY COMM. EXPIRES JULY 7, 2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $807,500.00 Affiant Subscribed and sworn to before me, this the 31st day of October, 2023. Notary Public My commission expires: 7-7-25

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Brandon Fluharty Lisi Ann Grinberg Fluharty	New Owner(s)	085-05-0-009.00
3009 Knobview Drive		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **STATHAN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRANDON FLUHARTY AND LISI ANN GRINBERG FLUHARTY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being lot No. 123, parts of lots Nos. 124 and 125 on the Plan of Lincoya Hills, Section 3, as of record in Book 2330, page 29, Register's Office for said County described according to a survey made by James A. Hamilton, Jr., Surveyor, dated October 15, 1956, as follows:

Beginning on the westerly margin of Knobview Drive at the corner of lot No. 123 on said plan and lot no. 114 on the plan of Lincoya Hills, Knob Section, as of record in Book 2331, page 6, Register's Office for said county; thence with the line between said two lots north 86° 23' west 246.25 feet to the southeast corner of lot No. 121 on the Plan of Lincoya Hills, Section 3; thence with the line between lots Nos. 121, 122, 123, 124, and 125 north 1° 31' east 141 feet to a point, being north 1° 31' east 2.8 feet from the southwest corner of said lot No.125; thence southeasterly 247.78 feet to the westerly margin of Knobview Drive, being 20 feet southerly from the southeast corner of said lot No. 125; thence with the westerly margin of said Knobview Drive south 10° 31' east 45.3 feet to the beginning of a curve; thence around said curve having a radius of 444.34 feet southerly 94.97 feet to the beginning.

Being the same property conveyed to Aimee Seitzman, a one-half (1/2) undivided interest and Marc A. Seitzman, a one-half (1/2) undivided interest by Executor's Quitclaim Deed from Julie S. Dennis, Howard A. Seitzman, Aimee Seitzman and Marc A. Seitzman, as Co-Executor's of the Last Will and Testament of Annette B. Seitzman, deceased of record in Instrument No. 20010301-0019124 Register's Office for Davidson County, Tennessee, dated December 19, 2000 and recorded on March 01, 2001.

Being the same property conveyed to Stathan, LLC, a Tennessee Limited Liability Company by Warranty Deed from Aimee Seitzman, a single woman, and Marc A. Seitzman, a married man of record in Instrument No. 20230427-0030984 Register's Office for Davidson County, Tennessee, dated April 19, 2023 and recorded on April 27, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3009 Knobview Drive, Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of October, 2023.

Stathan, LLC, a Tennessee Limited Liability Company

By: _____
Nathan G. Weinberg, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nathan G. Weinberg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Member of Stathan, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 31st day of October, 2023.

_____
Notary Public

My Commission Expires: 3.3.25



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 31, 2023 (date of document).

Affiant Signature

November 2, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 2nd day of November, 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