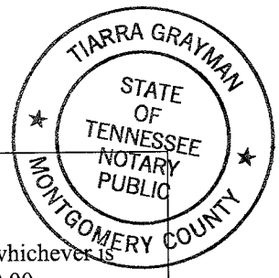
Warranty Deed



Karen Johnson Davidson County Batch# 1071732 DEEDWARR 11/14/2023 12:51:30 PM 3 pgs Fees: $18.00 Taxes: $1,720.50 20231114-0088743	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $465,000.00. Affiant Subscribed and sworn to before me, this the 10th day of November, 2023. Notary Public My commission expires: 10/16/2024

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:
Shaun Sternklar and Jeff Sternklar	New Owner	104-02-0U-006.00-CO
395 Oman Street		
Nashville, TN 37203		

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, **ANDREW CONSROE, A MARRIED MAN, ROBERT CONSROE AND LESLIE CONSROE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHAUN STERNKLAR, A SINGLE WOMAN, AND JEFF STERNKLAR, A MARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, 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:

Land in Davidson County, Tennessee, Being Unit No. A3, of the Long Boulevard Townhome Condominiums as Established by the Master Deed of Record in Instrument No. 20030228-0027108, as amended Instrument No. 20211130-0157886, in the Register's Office of Davidson County, Tennessee, to Which Master Deed Reference is Hereby Made for a More Particular Description of Said Unit.

Being the same property conveyed to Andrew Consroe, an unmarried man, and Robert Consroe and Leslie Consroe, husband and wife by Warranty deed from Scott D. Tabor and Cheryl C. Tabor, husband and wife of record in Instrument No. 20180501-0040914 Register's Office for Davidson County, Tennessee, dated April 26, 2018 and recorded on May 01, 2018.

This property does not constitute the primary residence of the Grantors.

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 395 Oman Street, Nashville, TN 37203, 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 10th day of November, 2023.

Andrew Consroe

Andrew Consroe

Robert Consroe by Andrew Consroe Attorney In Fact

Robert Consroe by Andrew Consroe, Attorney-In-Fact

Leslie Consroe by Andrew Consroe Attorney In Fact

Leslie Consroe by Andrew Consroe, Attorney-In-Fact

STATE OF MISSOURI
COUNTY OF St Louis City

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Andrew Consroe, individually, and as attorney in fact for Robert Consroe, and Leslie Wright Consroe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 8th day of November, 2023.

Adonica Lanette Banks

Notary Public

My Commission Expires: 11/29/2024

ADONICA LANETTE BANKS
Notary Public - Notary Seal
St Charles County - State of Missouri
Commission Number 16400238
My Commission Expires Nov 29, 2024

Certificate of Authenticity

I, Joshua A. Terry, 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 11/8/23.

Affiant Signature – Joshua A. Terry

11/10/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/10/23.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27