WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-21966-DS

Karen Johnson Davidson County
Batch# 1091286 DEEDWARR
01/12/2024 01:31:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20240112-0002823

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-18857-23

WARRANTY DEED

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission 5-7-2024

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of January, 2024.

NOTARY PUBLIC

My commission expires: 5-7-2024

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

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan Allan Steingard & Jessica Rose Steingard 3802 Oxford Street Nashville, TN 37216	Same address as new owner	061-15-0-390

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($650,000.00) 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, **LESLIE ANNE WALLER, A MARRIED WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JONATHAN ALLAN STEINGARD AND JESSICA ROSE STEINGARD, HUSBAND AND WIFE,** 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 the northerly 50 feet of the westerly 150 feet of Lot No. 261, and the southerly 35 feet of Lot No. 262 on the Plan of Inglewood Place, of record in Book 332, page 101, 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 Leslie Anne Waller, an unmarried woman, from Bruce John Brigham, unmarried, by Quitclaim Deed dated February 16, 2017 and recorded February 17, 2017 in Instrument #20170217-0016434; AND from Julie E. Grower, unmarried, by Warranty Deed dated February 16, 2017 and recorded February 17, 2017 in Instrument #20170217-0016433, said Register's Office. The said Leslie Anne Waller having since married.

Justin E. Sadler, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in subject property

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: **3802 Oxford Street, Nashville, TN 37216**

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 11 th day of January, 2024

GRANTOR(S)

Leslie Anne Waller

Leslie Anne Waller

Justin E. Sadler

Justin E. Sadler

STATE OF Virginia
COUNTY OF Charlotte CH

Personally appeared before me, a Notary Public, Leslie Anne Waller and Justin E. Sadler, 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 11 th day of January, 2024.

VANESSA MCCARSKY
Electronic Notary Public
Commonwealth of Virginia
Registration No. 8052067
My Commission Expires Feb 28, 2027

Vanessa McCarsky

Notary Public

Vanessa McCarsky

Printed Notary Name

My commission expires: 02/28/2027

Notarized by USA Notary using online audio/video communication. Executed in Charlotte CH County, VA.

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 1/11/24 (date of document).

Kirsten Virden

Affiant Signature

Date: 1/11/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of January, 2024.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

