Karen Johnson Davidson Count
Batch # 1098243 DEEDWAR
02/06/2024 09:53:17 AM 2 pg
Fees: $13.00 Taxes: $2,314.35
20240206-0008219

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $625,500.00

Affiant

Subscribed and sworn to before me, this 5 day of Feb 2024.

Notary Public
My commission expires: 6-17-2027

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Steven D. Stumpe 934 1st Ave North Nashville, TN 37201	New Owner	082-14-0A-071.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **934 1st Ave N, LLC, a Designated Series of Service BNA, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Steven D. Stumpe and Catherine L. Stumpe, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 934 as specified on the Plat shown in the Master Deed, on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record under Instrument No. 20051221-0153160 and amended in Instrument No. 20051228-0155671, and in Instrument No. 20060518-0058640, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Riverfront Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20051221-0153160 and amended in Instrument No. 20051228-0155671, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to 934 1st Avenue N LLC, a Designated Series of Service BNA, LLC by Warranty Deed from Renaisa S. Anthony dated April 12, 2019 of record as Instrument No. 20190418-0035773, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 934 1st Ave North, Nashville, TN 37201

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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.

WITNESS my hand this the 5th day of February, 2024.

934 1st Ave N, LLC,
a Designated Series of Service BNA, LLC,
a Tennessee limited liability company

By: Jodi Wilkinson
Its: Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5th day of February, 2024, before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Jodi Wilkinson, Chief Manager for 934 1st Ave N, LLC, a Designated Series of Service BNA, LLC, a Tennessee limited liability company,** the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such **Chief Manager**.

Witness my hand, at office, this 5th day of February, 2024.

Notary Signature

My commission expires: 6-17-2024

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

By: Gregory Chase Wilkinson
Its: Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5th day of February, 2024, before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Gregory Chase Wilkinson, Member for 934 1st Ave N, LLC, a Designated Series of Service BNA, LLC, a Tennessee limited liability company,** the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such **Member**.

Witness my hand, at office, this 5th day of February, 2024.

Notary Signature

My commission expires: 6-17-2024

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

FILE NO: 2024017871