Karen Johnson Davidson County
Batch# 1109483 DEEDWARR
03/11/2024 09:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20240311-0016600

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF March, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 2027

File #24-TC-5200

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William Drew Steadman	**Deana T. Steadman and William David Steadman**	
(NAME)	(NAME)	**091-11-3F-001.00CO**
5200 Georgia Avenue	**1013 Hanover Court**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Kingsport, TN 37660**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DEANA T. STEADMAN AND WILLIAM DAVID STEADMAN, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM DREW STEADMAN, AN UNMARRIED MAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A of Georgia Homes, a Horizontal Property Regime with Private Elements located at Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Georgia Homes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20240105-0001197, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Georgia Homes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20240105-0001197 and Bylaws appended thereto as Exhibit "C", in said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Deana T. Steadman and William David Steadman, wife and husband, by Warranty Deed from Christina Marasco, a married person, (by and through her attorney-in-fact, Jonathan Malphrus, of record in Instrument No. 20230515-0035780) of record in Instrument No. 20230515-0035781, Register's Office for Davidson County, Tennessee, dated May 12, 2023 and recorded on May 15, 2023.

This conveyance is subject to:
*Taxes for the year 2024, a lien not yet due and payable.
*Plat Book 57, Page(s) 74 and 75, Register's Office for Davidson County, Tennessee.
*Declaration of Covenants, Conditions and Restrictions for Georgia Homes, a Horizontal Property Regime with Private Elements with By-Laws appended thereto, of record in Instrument Number 20240105-0001197, Register's Office for Davidson County.
*Easements reserved in the Amendment No. 2 to Metro Ordinance No. 089-835 of record in Book 7922, Page 832, in the Register's Office for Davidson County, Tennessee.

* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **5200 Georgia Avenue, Nashville, TN 37209**.

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 8th day of March, 2024.

Deana T. Steadman

William David Steadman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of March, 2024, before me personally appeared Deana T. Steadman, 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 8th day of March, 2024.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of March, 2024, before me personally appeared William David Steadman, 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 8th day of March, 2024.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Tammy Carney,** 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 this the 8th day of March, 2024.

Tammy Carney
Affiant Signature
Date 3/8/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 8 day of March, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

