This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22500-RR

When Recorded Return to:
Midtown Title, LLC
600A Frazier Dr. Ste 123
Franklin, TN 37064

Karen Johnson Davidson County
Batch# 1126714 DEEDWARR
04/24/2024 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20240424-0029634

File #1-22500-RR

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $600,000.00

Affiant

Subscribed and sworn to before me, this the 25th day of April, 2024.

Notary Public
My Commission Expires: 1/4/2027

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael J. Smith and Tammy L. Smith 1806 Eastside Avenue Nashville, TN 37206	New Owner	094-02-0-125.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **David Berend Steunebrink, , and Pamela Valwyn Steunebrink, Trustee of Local Family Trust dated July 14, 2021**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Michael J. Smith and Tammy L. Smith, 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:

Land in Davidson County, Tennessee, being Lot No. 137 on the Plan of United Electric Railway Addition to East Nashville, of record in Plat Book 161, Page 8, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David B. Steunebrink and Pamela Steunebrink, Husband and Wife by Warranty Deed from Randolph Case and wife, Lynda L. Case of record in Instrument No. 20150210-0012408 Register's Office for Davidson County, Tennessee, dated January 30, 2015 and recorded on February 10, 2015.

Being the same property conveyed to The Loan Family Trust, David Berend Steunebrink and Pamela Valwyn Steunebrink, Trustees as Tenants by the Entirety by Quitclaim Deed Deed from David Berend Steunebrink and Pamela Valwyn Steunebrink, Husband and Wife of record in Instrument No. 20220124-0008403 Register's Office for Davidson County, Tennessee, dated July 14, 2021 and recorded on January 24, 2022.

This is ☑ improved or ☐ unimproved property located at: **1806 Eastside Avenue, Nashville, TN 37206**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ~~25th~~ 23rd day of April, 2024.

GRANTOR:

Local Family Trust dated July 14, 2021

By: David Berend Steunebrink
David Berend Steunebrink

By: Pamela Valwyn Steunebrink
Pamela Valwyn Steunebrink, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David Berend Steunebrink, and Pamela Valwyn Steunebrink, Trustee the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the of David Berend Steunebrink of Local Family Trust dated July 14, 2021 and Pamela Valwyn Steunebrink, Trustee of Local Family Trust dated July 14, 2021, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ~~25th~~ 23rd day of April, 2024.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

202404240029634

- **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** 4/23/2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 4/24/2024

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24th **day of** April, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 5-7-2024

Notary's Seal (if on paper)

