Karen Johnson Davidson County
Batch# 1146871 DEEDWARR
06/13/2024 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $2,104.38
20240613-0044426

Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane, Ste. 205
Brentwood, TN 37027
RT-24-2348

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $568,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 7th day of June, 2024

Carmen Coats
Notary Public

Commission Expires: _____

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Christine Stegmeyer 7768 Somerhill Lane Village of Clarkston, MI 48348	New Owner	091-06-2J-009.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Benjamin Weinstein, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christine Stegmeyer, a married woman

HEREINAFTER CALLED THE GRANTEES, 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. 9, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for The Treaty Oaks Cottages Phase II, a Horizontal Property Regime with Private Elements, which is a planned unit development, as shown of record in Instrument No. 201902280018401, Register's Office for Davidson County, Tennessee, as amended in Instrument Nos. 201904040030656 and 202009040101333, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Benjamin Weinstein by Warranty Deed from 1211 57th Avenue TO, LLC of record in Instrument No. 20210111-0004245 Register's Office

for Davidson County, Tennessee, dated January 08, 2021 and recorded on January 11, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1215 Nations Dr, 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 GRANTEES, their heirs and assigns forever; and we so 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. 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.

Dated this the 6th day of June, 2024.

Benjamin Weinstein

STATE OF FLORIDA
COUNTY OF PINELLAS

On this 6TH day of June, 2024, before me personally appeared Benjamin Weinstein, 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 6TH day of June, 2024.

Notary Signature
My commission expires: 11/13/2026

Garrett McCallister
Notary Public, State of Florida
My Comm. Expires 11/13/2026
Commission No. HH 308762

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **June 7, 2024**.

Affiant Signature

June 13, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 13th day of June, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25

202406130044426