When Recorded Return to:
Midtown Title, LLC
600A Frazier Dr. Ste 123
Franklin, TN 37064
File# 1-22858-RR

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1152274 DEEDWARR
06/28/2024 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20240628-0048544

JM-OR-24-513

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/24/2027
(AFFIX SEAL)

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Keith Steunebrink and Stacy Odell	**New Owner**	
(NAME)	(NAME)	
513 Foothill Dr		**119-03-0-158.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, **THE WOODLAND STAR REVOCABLE TRUST AGREEMENT DATED SEPTEMBER 20, 2021,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEITH STEUNEBRINK AND STACY ODELL, HUSBAND AND WIFE,** 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 Lot No. 86 on the Plan of Section 2, Hill-N-Dale, of record in Plat Book 4175, page 5, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Said Lot fronts 90.24 feet along the Northerly margin of Foothill Drive and runs back 14333 feet on the Southwesterly line and 152.00 feet on the Northeasterly line to a line in the rear measuring 90.66 feet thereon.

Being the same property conveyed to Andrew Frantz Marlin and Emily Frantz Marlin, co-trustees of The Woodland Star Revocable Trust Agreement dated September 20, 2021 by Quitclaim Deed from Emily Frantz Marlin and Andrew Frantz Marlin, wife and husband of record in Instrument No. 20210929-0131077 Register's Office for Davidson County, Tennessee, dated September 20, 2021 and recorded on September 29, 2021.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Plan of record in Plat Book 4175, Page 5, as amended in Book 5104, Page 822, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4206, Page 106, 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 **improved** property known as: **513 Foothill Dr, Nashville, Tennessee 37217.**

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 26th DAY OF JUNE, 2024.

The Woodland Star Revocable Trust Agreement dated September 20, 2021

BY: _____
Andrew Frantz Marlin
Co-Trustee

BY: _____
Emily Frantz Marlin
Co-Trustee

STATE OF ~~TENNESSEE~~ NC
COUNTY OF ~~DAVIDSON~~ Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREW FRANTZ MARLIN, CO-TRUSTEE of THE WOODLAND STAR REVOCABLE TRUST AGREEMENT DATED SEPTEMBER 20, 2021, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 26th of June, 2024.

_____
Notary Public
My Commission Expires: July 21, 2024
(SEAL)

Carissa Ann Graves
NOTARY PUBLIC
Alamance County, NC
My Commission Expires July 21, 2024

STATE OF ~~TENNESSEE~~ NC
COUNTY OF ~~DAVIDSON~~ Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMILY FRANTZ MARLIN, CO-TRUSTEE of THE WOODLAND STAR REVOCABLE TRUST AGREEMENT DATED SEPTEMBER 20, 2021, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 26th of June, 2024.

_____
Notary Public
My Commission Expires: July 21, 2024
(SEAL)

Carissa Ann Graves
NOTARY PUBLIC
Alamance County, NC
My Commission Expires July 21, 2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

- **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 6/26/2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 6/27/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th **day of** June, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

