RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Road, Suite 100
Mt. Juliet, TN 37122
SG-24-2802

Karen Johnson Davidson County
Batch # 1152350 DEEDWARR
06/28/2024 10:45:19 AM 2 pgs
Fees: $13.00 Taxes: $2,068.30
20240628-0048651

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $559,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of June, 2024.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

Commission Expires: My Commission Expires 10/4/27 10/4/27 exp.

Address of New Owner	Send Tax Bills To:	Map & Parcel
Marisol Adelina Ramirez Solano and Stuart Roeder Landstreet 407 Chapel Avenue Nashville, TN 37206	Legends Bank 310 N. 1st St. Clarksville, TN 37040-3204	083-02-0-110.00

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,

The Right Step Inc., a Tennessee Corporation

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

Marisol Adelina Ramirez Solano, unmarried and Stuart Roeder Landstreet, unmarried, Tenants in common with rights of survivorship

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 Lot No. 4, and the northerly 2 feet of Lot No. 3 on the Plan of Robert's Property of record in Plat Book 421, Page 81, in the Register's Office for Davidson County, Tennessee. Also being known as Lot No. 4 in a division of Lots 1 to 5, Robert's Property, as shown on a survey made by Lewis D. Justice, Surveyor, dated December 2, 1949, and being further described as follows:

Said Lot No. 4 and the northerly 2 feet of Lot No. 3 adjoin together 52 feet on the westerly side of Chapel Avenue and runs back parallel lines along the south margin of Robert's Avenue, 150 feet to a 10 foot alley.

Being the same property conveyed to The Right-Step Inc., A Tennessee Corporation by Warranty Deed from Audrey Lineberry Winters AKA Linberry Winters, Unmarried of record in Instrument No. 20230908-0070511, in the Register's Office for Davidson County, Tennessee, dated September 07, 2023 and recorded on September 08, 2023.

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: 407 Chapel Avenue, Nashville, TN 37206

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 27th day of June, 2024.

The Right Step Inc., a Tennessee Corporation

By: Michelle R Alonso SECRETARY
Michelle R. Alonso, Secretary

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, Marisa Bergeron of the state and county mentioned, personally appeared Michelle R. Alonso, Secretary of The Right Step Inc., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Secretary of The Right Step Inc., the within named bargainor, a Corporation, and that such Michelle R. Alonso, Secretary of The Right Step Inc. as such Secretary, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Secretary.

Witness my hand and seal, at office in Mt. Juliet, Tennessee, this 27th day of June, 2024.

Notary Signature
My commission expires: October 25, 2026

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY