Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 120
Nashville, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1175267
08/29/2024 10:48:23 AM
Fees: $13.00 Taxes: $6,826.50

Davidson County
DEEDWARR
2 pgs

20240829-0066440

SEZEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,845,000.00**.

Affiant

Subscribed and sworn to before me, this the 28th day of August, 2024.

Notary Public

My commission expires:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Brian Steiner & Andrea Steiner		**131-07-0-I-002.00co**
1928B Castleman Drive	NEW OWNER	
Nashville, TN 37215		

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

William Beau Alford, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian Steiner and Andrea Steiner, husband and wife

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 B on the Plat of Homes at 1928 Castleman Drive, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 1928 Castleman Drive, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180807-0077402, and as amended by First Amendment in Instrument No. 20180924-0094199, and see Attorney's Certificate of record in Instrument No. 20181023-0105072, said Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto as Exhibit "B". Reference is hereby made to the Plat of Homes at 1928 Castleman Drive, as set out on Exhibit "C" to the Declarations of record in Instrument No.20180807-0077402, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING the same property conveyed to William Beau Alford, a married man by Deed from Carbine & Associates, LLC, a Tennessee limited liability company of record in Instrument No. 20190925-0097311, said Register's Office for Davidson County, Tennessee.

Kristen Renee Carbine, spouse of the above named William Beau Alford, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan as shown on Exhibit "C" of the Declaration of Covenants, Conditions & Restrictions of record in Instrument No. 20180807-0077402, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Charter of 1928 Castleman Drive Townhouse Corporation of record in Instrument No. 20181011-0100761, said Register's Office.**

3) **The Plan of record in Plat Book 1424, Page 36, said Register's Office,**

4) **All matters shown on the Plan of record in Plat Book 421, Page 118 and 119, said Register's Office,**

5) **Declaration of Covenants, Conditions and Restrictions for Homes at 1928 Castleman Drive, a Horizontal Property Regime with Private Elements and ByLaws appended thereto as Exhibit "B", of record in Instrument No. 20180807-0077402, and as amended in Instrument No..20180924-0094199 and Attorney's Certificate of record in Instrument No. 20181023-0105072, Register's Office for Davidson County, Tennessee.**

6) **Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years property taxes, not yet due and payable.**

This is Improved property, known as 1928B Castleman Drive, Nashville, TN 37215.

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 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.

Witness my/our hand(s) this 28th day of August, 2024.

William Beau Alford

Kristen Renee Carbine

STATE OF TENNESSEE)
COUNTY OF DAVIDON)

Personally appeared before me, a Notary Public of said County and State, **William Beau Alford and Kristen Renee Carbine,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **August, 2024.**

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON