Karen Johnson Davidson County
Batch# 1181368 DEEDWARR
09/13/2024 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $4,014.50
20240913-0070773

Warranty Deed

SYDNEY ANGELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,085,000.00. Affiant Subscribed and sworn to before me, this the 12th day of September, 2024. Notary Public My commission expires: 3·20·28

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Steven Rothstein Trust	New Owner(s)	061 08 0 197.00
1402 Winding Way		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DAWN NEPP, TRUSTEE OF THE 1402 WINDING WAY TRUST, DATED DECEMBER 27, 2017, AS AMENDED SEPTEMBER 11, 2024**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVEN A. ROSTHSTEIN, TRUSTEE OF THE STEVEN ROTHSTEIN TRUST**, 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. 12 Block "H" on the plan of Jackson Park Section 3, not of record, and described as follows:

Said Lot No. 12 fronts 200 feet on the Southerly margin of Winding Way and extends back 315 feet, more or less, on the Easterly line and 300 feet, more or less, on the Westerly line to a dead line in the rear; measuring 130 feet thereon.

Being the same property conveyed to James R. Siebold and wife, Jeanine F. Siebold by Deed from Edna Williams Reece, dated August 5, 1983 and recorded in Book 6112, Page 196, Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Jeanine F. Siebold by Quitclaim deed from James R. Siebold of record in Book 6596, page 428, Register's Office for Davidson County, Tennessee, dated June 26, 1985 and recorded on July 31, 1985.

Being the same property conveyed to Terry Doty, Trustee of The 1402 Winding Way Trust by Warranty Deed from Jeanine F. Siebold dated December 28, 2017 and recorded December 29, 2017 in Instrument No. 20171229-0132288, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Dawn Nepp, Trustee of The 1402 Winding Way Trust by Quitclaim Deed from Terry Doty, Trustee of The 1402 Winding Way Trust and recorded September 13, 2024 in Instrument No. 202409130070772, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1402 Winding Way, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of September, 2024.

The 1402 Winding Way Trust

By: Dawn Nepp, trustee

Dawn Nepp, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Dawn Nepp, Trustee of The 1402 Winding Way Trust, dated December 27, 2017, as amended on September 11, 2024, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of September, 2024.

Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 9.12.24.

Affiant Signature

9.13.24

Date

State of Tennessee

County of Williamson

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

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY