RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-24306-24

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1190263 DEEDWARR
10/04/2024 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $2,486.40
20241004-0077367

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $672,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 day of October, 2024.

NOTARY PUBLIC

My commission expires: 7/18/2027

SANDY MCCOLLUM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ms. Ariel Rosenfeld Mr. Connor Stephen 7436 River Road Pike Nashville, TN 37209	Same address as new owner	089-00-0-038

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED SEVENTY TWO THOUSAND AND 00/100 Dollars ($672,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **STEPHEN LOUIS PADILLA AND AMANDA MARTIN, HUSBAD AND WIFE,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ARIEL ROSENFELD AND CONNOR STEPHEN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in the 8th Civil District of Davidson County, Tennessee, described according to a survey made by L. C. Petty, Surveyor, July 24, 1972, described as follows:

Beginning at a point on the westerly margin of River Road, said point being 754 feet north of the northeast corner of the Charles M. McCabe property of record in Book 3846, page 589, Register's Office for said County; thence with the margin of said road, North 24 degrees, 50 minutes East, 157 feet; thence North 26 degrees, 50 minutes East, 247 feet; thence leaving said road, North 70 degrees, 35 minutes West, 306.8 feet; thence South 31 degrees, 36 minutes West, 212 feet; thence South 15 degrees, 40 minutes East, 200 feet; thence South 71 degrees, 39 minutes East, 293 feet to the beginning.

Being the same property conveyed to Stephen Padilla and Amanda Martin from Jonathan D. Heath, John Frank Heath, IV, Anthony D. Heath, and Jenifer Heath Watts, by Warranty Deed dated January 6, 2022 and recorded January 18, 2022 in Instrument #20220118-0007016, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 7436 River Road Pike, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 2nd day of October, 2024

GRANTOR(S)

Stephen Louis Padilla

Amanda Martin

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Stephen Louis Padilla and Amanda Martin, 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 seal, this the 2nd day of October, 2024.

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Bryant L. Grantham

Printed Notary Name

My commission expires: 6-1-2025

Tennessee Certification of Electronic Document

I, Stephanie Glenn, 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 10/2/2024 (date of document).

Affiant Signature

10/2/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2nd day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 7/18/2027

NOTARY'S SEAL

SANDY MCCOLLUM
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

202410040077367