Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-5416

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of November, 2024

Notary Public

Commission Expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Address of New Owner	Send Tax Bills To:	Map & Parcel
Allison Mary Chan and Zachary Morgan McQueary 1040 Rambling Brook Road Nashville, TN 37218	Guaranteed Rate, Inc. 3940 North Ravenswood Ave Chicago, IL 60613	058-09-0A-105.00-CO

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,

Jeffrey Steinwinder and Martha Virginia Carter Steinwinder, husband and wife

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

Allison Chan and Zachary McQueary, wife and husband

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. 97 on the Plan of Creekside Trails, Phase 4 of record in Plat at Instrument No. 20050405-0037383, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeffrey Steinwinder and Martha Virginia Carter Steinwinder, husband and wife by Warranty Deed from Edugie Aihie and Nekpen A. Aihie, wife and husband, of record in Instrument No. 20210603-0074262 Register's Office for Davidson County, Tennessee, dated May 27, 2021 and recorded on June 03, 2021.

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: 1040 Rambling Brook Road, Nashville, TN 37218

Karen Johnson Davidson County
Batch# 1208755 DEEDWARR
11/27/2024 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20241127-0092752

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 22 day of November, 2024.

Jeffrey Steinwinder

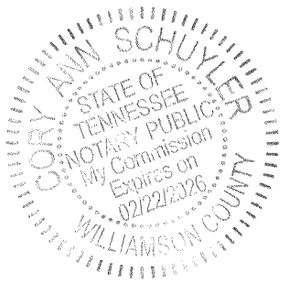
Martha Virginia Carter Steinwinder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22 day of November, 2024, before me personally appeared Jeffrey Steinwinder and Martha Virginia Carter Steinwinder, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22 day of November, 2024.

Notary Signature
My commission expires: 2-22-2026



True Copy Certification

I, **Tonya Cherry,** 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 this the 22 day of November, 2024.

Affiant Signature
Date 11/22/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22 day of November, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027