Karen Johnson Davidson County
Batch # 1210664 DEEDWARR
12/02/2024 02:49:29 PM 2 pgs
Fees: $13.00 Taxes: $3,330.00
20241202-0093597

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $900,000.00

Affiant

Subscribed and sworn to before me, this 25 day of NOVEMBER, 2024.

Notary Public
My commission expires:

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-BR-24-1000

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Philipp Marceta **Natalie Estes Marceta**	Legacy Home Loans LLC dba STEADFAST MORTGAGE	**08203034801**
1000 Stainback Ave	2 Cadillac Drive	
Nashville, TN 37207	Brentwood, TN 37027	

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 ACKNOWLEDGE, WE,

Bill Tannenbaum, Successor Trustee of The Queen's Reign Trust under agreement dated May 20, 2021

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

Philipp Marceta and Natalie Estes Marceta, 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 Lot No. 77 & Lot No. 78, Plan of Sharpe and Horn's First Addition to Northeast Nashville, of record in Plat Book 57, Page 152, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Bill Tannenbaum, Successor Trustee of The Queen's Reign Trust under agreement dated May 20, 2021, by Quitclaim Deed from Aaron Frank, Trustee of The Queen's Reign Trust under agreement dated May 20, 2021, dated April 25, 2023, of record in Instrument No. 20230508-0033926, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1000 Stainback Ave, Nashville, TN 37207.

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 do 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 in 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.

B H G — TRUSTEE Date: 11.25.24

The Queen's Reign Trust under agreement dated May 20, 2021
By: Bill Tannenbaum
It's: Successor Trustee

STATE OF California

COUNTY OF Riverside

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Bill Tannenbaum** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is TRUSTEE OF The Queen's Reign Trust under agreement dated May 20, 2021 and that he is authorized by The Queen's Reign Trust under agreement dated May 20, 2021 to execute this instrument on its behalf.

Witness my hand, at office, this 25 day of November, 2024.

Abigail Blaseck
NOTARY PUBLIC

My Commission Expires: Jan. 11, 2026

ABIGAIL BLASECK
Notary Public - California
Riverside County
Commission # 2390344
My Comm. Expires Jan 11, 2026