Karen Johnson Davidson County
Batch# 1212022 DEEDWARR
12/03/2024 01:10:30 PM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20241203-0093858

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

MEREDITH MALLOY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $610,000.00.

Affiant

Subscribed and sworn before me this the 25th day of November, 2024.

Notary Public
My commission expires: 10/4/27

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Conrad Family Trust, dated October 10, 2024 1215 Kenwood Dr. Nashville, TN 37216	Legacy Homeloans, LLC 408 Highway 76 White House, TN 37188	061-08-0 174.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, STEVEN ROTHSTEIN AND MARGO ROTHSTEIN, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CONRAD FAMILY TRUST, DATED OCTOBER 10, 2024, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 21, in Block "E", as shown on the map entitled Jackson Park, Section No. 2, of record in Plat Book 843, page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Steven Rothstein and Margot Rothstein, husband and wife, by deed dated 06/02/2022, from Steven Rothstein, now a married man, of record in Instument No. 20230124-0005378, Register's Office for said County.

Also being the same property conveyed to Steven Rothstein, a single man, by deed dated 10/26/2021, from Kevin Hagewood, a married man, of record in Instrument No. 20211028-0144860, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1215 Kenwood Dr., Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 22nd day of November, 2024.

Steven Rothstein

Margo Rothstein

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Steven Rothstein and Margo Rothstein, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of November, 2024.

My commission expires:

9.28.26

Notary Public

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Nov. 25. 2024.

Affiant Signature

3rd day of December, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of December, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028