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

Karen Johnson Davidson County
Batch # 1213594 DEEDWARR
12/10/2024 08 06 24 AM 2 pgs
Fees $13 00 Taxes $851 00
20241210-0095603

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $230,000.00

Lindsey McCall Stone
Affiant

Subscribed and sworn before me this the 6th day of December, 2024.

Notary Public
My commission expires 5/13/2028

ANGELA BOSTON-WILKINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Lindsey Stone	Bank of America	128-13-0A-170 00
170 Westfield Dr.	101 South Tryon Street	
Nashville, TN 37221	Charlotte, NC 28255	

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 A ROTHSTEIN, TRUSTEE OF THE STEVEN ROTHSTEIN TRUST DATED NOVEMBER 23, 2021, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LINDSEY MCCALL STONE, UNMARRIED WOMAN, 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 Unit No 170 of Westfield, a Horizontal Property Regime established by Master Deed of record in Book 6678, page 771, and amended in Book 6736, page 110 and further amended in Book 6801, page 962, Book 6831, page 982, and in Book 7271, page 256, the Plan of which is of record in Book 6250, page 590, and the first revision thereof in Book 6250, page 748, as further shown and described in an amended document of record in Book 6831, page 682, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said Unit

Being the same property conveyed to Steven Rothstein Trust, by deed dated 06/28/2024, from Music City Financial, LLC, a Texas Limited Liability Company, of record in Instrument No 20240701-0049588, Register's Office for said County

Also being the same property conveyed to Music City Financial, LLC, by deed dated 06/28/2024, from Janelle Denise Howard as Successor Trustee of the David Duggan Carter Revocable Trust dated November 28, 2023, of record in Instrument No. 20240701-0049587, Register's Office for said County

Also being the same property conveyed to David D Carter, Trustee of the David Duggan Carter Revocable Trust dated November 28, 2023 by deed dated 11/28/2023, from David D Carter, of record in Instrument No 20231221-0098299, Register's Office for Davidson County, Tennessee

The said David Duggan Carter having died on June 13, 2024.

Also being the same property conveyed to David D Carter, unmarried, by deed dated 03/30/2001, from Suzanne Bishop, of record in Instrument No 20010409-0034274, Register's Office for said County.

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 170 Westfield Dr , Nashville, TN 37221

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.

and Underwriter, or any of them, files a lawsuit or commences any action to enforce this Agreement, the prevailing party shall be entitled to all costs, expenses, and fees, including without limitation, court costs and attorney fees Venue for enforcement of this Agreement shall be in the courts located in the county in which the Real Property is located, and Seller irrevocably submits to jurisdiction and venue in those courts This Agreement is severable, therefore, in the event any provision of this Agreement conflicts with applicable law, such conflict shall not affect other provisions of this Agreement that can be given effect without the conflicting provision This Agreement shall survive closing and shall not merge Captions are for convenience only, and shall not be considered in the construction of this Agreement This document may be signed in counterparts

IN WITNESS WHEREOF, Seller's signature is set forth below as of this

Steven A. Rothstein, Trustee of the Steven Rothstein Trust dated November 23, 2021

By: Steven A. Rothstein, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Steven Rothstein Trust, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above Witness my hand and official seal this

Notary Public

My Commission Expires 6/14/2026

