WARRANTY DEED

Karen Johnson Davidson County
Batch# 1222831 DEEDWARR
01/02/2025 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20250102-0000317

File No. DH-24-8531

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of January, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires DEC 9 2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Rothstein, Trustee	Same as New Owner	
(NAME) **1402 Winding Way**	(NAME)	071-16-0-414.00
(ADDRESS) **Nashville, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Pearline Yvette Gleaves, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven, Rothstein, Trustee of the Steven Rothstein Trust u/a/d October 26, 2016, as amended and restated**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS, SUCCESSORS 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. 4 on the Plan of Resubdivision of Lots 11-20 A.B. Spains Lischey Gardens Subdivision of record in Plat Book 4300, Page 82, 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 Clarence Gleaves and Wife, Martha Ray Gleaves by Warranty Deed from Theodore H. Pailet, Trustee of record in Book 4527, page 652, Register's Office for Davidson County, Tennessee, dated August 05, 1971 and recorded on August 10, 1971. The said Martha Ray Gleaves having died on January 7, 2019, leaving Clarence Gleaves as the surviving tenant by the entirety.

Being the same property conveyed to Pearline Yvette Gleaves with Life Estate by Quitclaim Deed from Clarence Gleaves, of record in Instrument No. 20190204-0010587 Register's Office for Davidson County, Tennessee, dated January 31, 2019 and recorded on February 04, 2019. Clarence Gleaves having died on June 15, 2019, thereby terminating the life estate retained in Instrument No. 20190204-0010587 Register's Office for Davidson County, Tennessee.

This is property more commonly known as:
707 Crockett Street, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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.

Witness my/our hand this 2nd day of January, 2025.

Pearline Yvette Gleaves

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of January, 2025, before me personally appeared Pearline Yvette Gleaves, 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 2nd day of January, 2025.

Notary Signature
My commission expires: May 8, 2026

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Leslie Hayes, 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 1/2/2025.

Date

Affiant Signature

1/2/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2nd day of January, 2025.

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)