WARRANTY DEED

Karen Johnson Davidson County
Batch# 1242033 DEEDWARR
02/28/2025 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $2,567.80
20250228-0014886

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $694,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF February, 2025.

Notary Public

MY COMMISSION EXPIRES: 11/15/2028

(AFFIX SEAL)

TIARRA GRAYMAN NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Aaron M. Steinberg and Alexandra L. Steinberg	New Owners	
(NAME)	(NAME)	
5005 Danestone Drive		161 01 0B 074.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, WE, ESTATE OF PAUL B. LANGFORD, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO AARON M. STEINBERG AND ALEXANDRA L. STEINBERG, 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. 64 on the Final Plat of PHASE TWO, ABERDEEN WOODS (A PLANNED UNIT DEVELOPMENT) of record in Plat Book 9700, Page(s) 848 & 849, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Paul B. Langford and Wife Beverly A. Langford, by Warranty Deed from Zaring Homes, Inc., an Ohio Corporation, of record in Book 11601, Page 578, in the Register's Office of Davidson County, Tennessee, dated July 29, 1999 and recorded on August 03, 1999. The said Beverly A. Langford since died on July 01, 2022, then Paul B. Langford died on August 30, 2024, testate, devising subject property to Heirs and Devisees of Paul B. Langford. See Probate Case 24P-2002, Davidson County Circuit Court (Probate Division).

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 5005 Danestone Drive, Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 26th day of February, 2025

ESTATE OF PAUL B. LANGFORD

BY: Michael S. Sisk, Executor
MICHAEL SISK, EXECUTOR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Michael Sisk,** with whom I am personally acquainted (or proved tobe on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Executor** of the **Estate of Paul B. Langford** the within named bargainor, and that he as **Executor**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing he name as **Executor** of the **Estate of Paul B. Langford**..

Witness my hand and official seal this 26th day of February, 2025.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public

PM2025-231

Certificate of Authenticity

I, Joshua A. Terry, 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 2/26/25.

Affiant Signature – Joshua A. Terry

2/27/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/27/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27