Karen Johnson Davidson County
Batch# 1256380 DEEDWARR
04/04/2025 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20250404-0025571

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 250350213**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $495,000.00. Affiant Subscribed and sworn to before me, this 28th day of March, 2025. Notary Public My Commission Expires: _____

TAYLOR JANDRO NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/24/2028 DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Whitney Derga and David Luke Moore 3815 Inglewood Cir S Nashville TN 37216	Send Tax Bills To: **New Owner**	Tax Information: Tax Parcel ID No. 072-04-0-146.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert D. Steinberg, unmarried and Rachel Gabrielle Parks f/k/a Rachel Gabrielle, married** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Whitney Derga, an unmarried woman and David Luke Moore, a single man, as tenants in common with rights of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 6, Block "D", on the Plan of Inglewood Terrace of record in Plat Book 1130, Page 1, 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 Robert D. Steinberg, unmarried, and Rachel Gabrielle, unmarried, as joint tenants with right of survivorship by Quitclaim Deed from Robert D. Steinberg, Trustee of the Robert D. Steinberg Revocable Trust, dated February 13, 2003, and Rachel Gabrielle, a single woman, as joint tenants with full rights of survivorship of record in Instrument No. 20200313-0028099 Register's Office for Davidson County, Tennessee, dated March 03, 2020 and recorded on March 13, 2020.

Rachel Gabrielle Parks warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The execution of this instrument is affected by the signature of Rachel Gabrielle Parks, as Attorney-in-Fact for Robert D. Steinberg, which Power of Attorney is recorded in Instrument Number **20250402-0025048**, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2025, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1130, Page 1, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 1066, Page 437, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 3815 Inglewood Cir S Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors warrant this instrument is effective as of the 28th day of March, 2025.

Rachel Gabrielle Parks
Rachel Gabrielle Parks

Robert D. Steinberg by Rachel Gabrielle Parks his Attorney in Fact
Robert D. Steinberg by Rachel Gabrielle Parks
as Attorney-in-fact

STATE OF NA)
COUNTY OF King)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rachel Gabrielle Parks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of March, 2025.

Tatyana N Ulyanchuk
Notary Public
My Commission Expires: 03/27/2027

TATYANA N ULYANCHUK
Notary Public
State of Washington
Commission # 206043
My Comm. Expires Mar 27, 2027

STATE OF NA)
COUNTY OF King)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rachel Gabrielle Parks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Robert D. Steinberg, and that she is authorized by Robert D. Steinberg, to execute this instrument on his behalf.

WITNESS my hand, at office, this 26th day of March, 2025.

Tatyana N Ulyanchuk
Notary Public
My Commission Expires: 03/27/2027

TATYANA N ULYANCHUK
Notary Public
State of Washington
Commission # 206043
My Comm. Expires Mar 27, 2027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 March 26th, 2025

Affiant Signature

03/26/2025

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 26th day of March, 2025.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY