Karen Johnson Davidson County
Batch# 1259739 DEEDWARR
04/14/2025 12:08:30 PM 4 pgs
Fees: $23.00 Taxes: $2,728.75
20250414-0028077

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-28978-25

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $737,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH day of APRIL 2025

NOTARY PUBLIC

My commission expires: 3/3/26

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chester Nadolski, IV 319 S 17TH STREET NASHVILLE, TN 37206	CADENCE BANK 2718 WEST JACKSON ST BLDG C-2ND FLR TUPELO, MS 38801	083-14-0-257.00

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED THIRTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 Dollars ($737,500.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BRYAN T. NANCE AND JENNIFER STEINMAN, TRUSTEES OF THE STEINANCE LIVING TRUST DATED NOVEMBER 14, 2018**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CHESTER JOHN NADOLSKI, IV, A SINGLE MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 68 on the Plan of Edgefield Land Company's First Subdivision, of record in Book 57, page 130, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Bryan T. Nance and Jennifer Steinman, Trustees of the Steinance Living Trust, dated November 14, 2018, from Brian T. Nance by Deed of Correction dated December 31, 2018 and recorded February 12, 2019 in Instrument #20181128-0115932, said Register's Office. Correction of the grantee in Quitclaim Deed of record in Instrument #20190212-0013004.

Being the same property conveyed to Bryan T. Nance from Richard G. Jones, III, and wife, Angela L. McKinney Jones, by Warranty Deed dated February 29, 2016 and recorded March 2, 2016 in Instrument #20160302-0020005, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 319 South 17th Street, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 10th day of April, 2025

GRANTOR(S)

The Steinance Living Trust dated November 14, 2018

By: _____
Bryan T. Nance, Trustee

By: _____
Jennifer Steinman, Trustee

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Bryan T. Nance and Jennifer Steinman, Trustees of The Steinance Living Trust dated November 14, 2018, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 9 day of April, 2025.

Notary Public State of Florida
Steven L. Somsen
My Commission HH 440711
Expires 9/5/2027

_____
Notary Public

Steven L. Somsen
Printed Notary Name

My commission expires: 9/5/2027

FLORIDA INDIVIDUAL ACKNOWLEDGMENT
F.S. 117.05(13)

State of Florida
County of COLLIER

The foregoing instrument was acknowledged before me by means of

☒ Physical Presence,

— OR —

☐ Online Notarization,

this 9 day of April, 2025, by
Date *Month* *Year*

BRIAN T NANCE & JENNIFER STEERMAN
Name of Person Acknowledging

Signature of Notary Public — State of Florida

STEVEN L. SOMSEN
Name of Notary Typed, Printed or Stamped

Notary Public State of Florida
Steven L. Somsen
My Commission HH 440711
Expires 9/5/2027

☐ Personally known

☒ Produced Identification

Type of Identification Produced: DRIVER LICENSE

Place Notary Seal Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: WARRANTY DEED

Document Date: April 10 2025 Number of Pages: 2

Signer(s) Other Than Named Above: N/A

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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 April 10. 2025.

Affiant Signature

11th day of April, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of April, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

