WARRANTY DEED

Karen Johnson
Batch # 1275989
05/21/2025 10.01 18 AM
Fees $23 00 Taxes $9,620 00

20250521-0039931

Davidson County
DEEDWARR
4 pgs

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,600,000 00

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MAY, 2025

Tracey Perry
Notary Public

MY COMMISSION EXPIRES 5-9-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No · 2025-GTE-178

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Hans Lee and Hannah Smith	Same as new owner	105 14 0 311.00
(NAME) 853B Bradford Avenue	(NAME)	
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **SLH Nash, LLC,** a Tennessee limited liability company (the **"Grantor"**), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Hans Lee and Hannah Smith**, as tenants by the entirety (the **"Grantee(s)"**), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the **"Property"**).

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2025 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the **"Permitted Exceptions"**).

This is improved property located at 853B Bradford Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the Property to Grantee(s), their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

Katherine Steinman joins in this conveyance to convey any and all interest she may have acquired in the Property through the Warranty Deed of record in Instrument No. 20231023-0082832, in the Register's Office of Davidson County, Tennessee.

The Property is investment property; Katherine Steinman has never used the Property as a residence at any time.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 19 day of May, 2025.

GRANTOR:

SLH Nash, LLC,
a Tennessee limited liability company

By: _____
Steven C. Steinman, Manager

STATE OF OHIO)

COUNTY OF Hamilton)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared Steven C. Steinman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Manager of SLH Nash, LLC, a Tennessee limited liability company, the within named Grantor, and that he being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as Manager of the company.

WITNESS my hand, at office, this 19 day of May, 2025.

_____
Notary Public

JULIE M CONNERS
Notary Public, State of Ohio
My Commission Expires
October 01, 2029

My Commission Expires: October 1, 2029

GRANTOR:

Katherine Steinman

STATE OF OHIO)

COUNTY OF Hamilton)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Katherine Steinman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 19 day of May, 2025.

JULIE M CONNERS
Notary Public, State of Ohio
My Commission Expires:
October 01, 2029

Notary Public

My Commission Expires: October 1, 2029

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of REVISION TO LOT 1, RESUBDIVISION OF LOT 4 ON THE PLAN OF JOSEPH KNOWLES SUBDIVISION, BLOCK "D", of record in Plat at Instrument No. 20170502-0043007, 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 23 W. Gordon Preservation Trust, by Warranty Deed from Aaron Noffsinger and Jennifer Noffsinger husband and wife, of record in Instrument No. 20180522-0049079, in the Register's Office of Davidson County, Tennessee, dated May 18, 2018, and recorded on May 22, 2018.

Being the same property conveyed to Katherine Steinman, by Warranty Deed from Guy E. Whitesman, Trustee of the 23 W. Gordon Preservation Trust, dated August 17, 2015, of record in Instrument No. 20231023-0082832, in the Register's Office of Davidson County, Tennessee, dated October 19, 2023 and recorded on October 23, 2023. See Deed of Correction correcting the Grantee to SLH Nash, LLC, a Tennessee limited liability company recorded in Instrument No. 20231109-0087652, in the Register's Office of Davidson County, Tennessee, dated November 09, 2023 and recorded on November 09, 2023.