Karen Johnson Davidson County
Batch# 1281929 DEEDWARR
06/06/2025 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $8,232.50
20250606-0044578

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Clarence L. Steinhouse, III 137 Prospect Hill Nashville, TN 37205	Clarence L. Steinhouse, III 137 Prospect Hill Nashville, TN 37205	116-08-0F-137-00-CO

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Scott F. Siman and Teresa B. Siman, Trustees of Scott F. Siman and Teresa B. Siman , Trustees of the Casa Community Property Trust dated 11/10/2017** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Clarence L. Steinhouse, III, an unmarried man,** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 137 Prospect Hill, Nashville, TN 37205 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 137, on the Plan of Sugartree, Phase 3, revised as shown on plat of record in Plat Book 5050, page 67 through 71, Book 5169, Page 426, Book 5186, Page 958, Book 5191, Page 412, Book 5222, Page 468, Book 5235, Page 694 and Book 5238, Page 93, and amendment in Book 5506, Page 118 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate particular description.

Being the same property conveyed to Scott F. Siman and Teresa B. Siman, as Trustees of the Casa Community Property Trust dated 11/10/2017 by Warranty Deed from Phillip Wilson Stewart and Sam L. Coleman, a married couple of record in Instrument No. 20230517-0037101 Register's Office for Davidson County, Tennessee, dated May 17, 2023 and recorded on May 17, 2023.

This is improved (X) unimproved ( ) property known as 137 Prospect Hill, Nashville, TN 37205.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, Grantor, hereunto set by hands and seals this 5th day of June, 2025.

Scott F. Siman and Teresa B. Siman , Trustees of the Casa Community Property Trust dated 11/10/2017

By: Scott F. Siman
Scott F. Siman, Trustee

By: _____
Teresa B. Siman, Trustee

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of June, 2025, before me personally appeared Scott F. Siman and Teresa B. Siman, Trustees of Scott F. Siman and Teresa B. Siman , Trustees of the Casa Community Property Trust dated 11/10/2017, 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 5th day of June, 2025.

_____
Notary Signature
My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,225,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

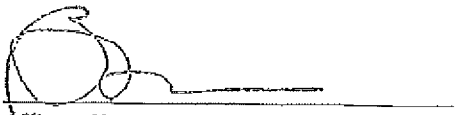
_____
AFFIANT

Sworn to and subscribed before me this 5th day of June, 2025

_____
Notary Public
My commission expires: 2/27/2029

Certificate of Authenticity

I, Barbara McGinty, 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 June 5, 2025 (date of document).

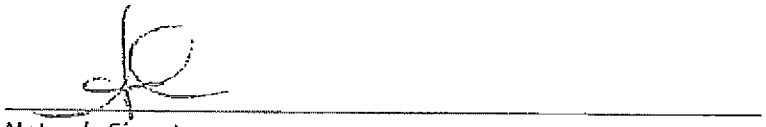


Affiant Signature

Date June 5, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 5th day of June, 2025.



Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

