BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
430 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

(SEAL)
M R SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF June, 2025

M. R. Schodroski
Notary Public
MY COMMISSION EXPIRES 3/3/2026

File #25-TC-0709-R

THIS INSTRUMENT WAS PREPARED BY AND RETURN T
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Karen Johnson
Batch # 1284702
06/16/2025 11 12 48 AM
Fees $13 00 Taxes $851 00

Davidson County
DEEDWARR
2 pgs

20250616-0046764

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Joshua Donnell	**New Owner**	
(NAME)	(NAME)	
4803 Illinois Avenue		**091 11 3F 002 00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

DEANA T. STEADMAN AND WILLIAM DAVID STEADMAN, II, WIFE AND HUSBAND,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JOSHUA L. DONNELL,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No B of GEORGIA HOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing GEORGIA HOMES, a Horizontal Property Regime, of record in Instrument No 20240105-0001197, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration

Being part of the same property conveyed to Deana T Steadman and William David Steadman, Wife and Husband, by Warranty Deed from Christina Marasco, A Married Person, of record in Instrument No 20230515-0035781, in the Register's Office of Davidson County, Tennessee, dated May 12, 2023 and recorded on May 15, 2023

This conveyance is subject to
* Property Taxes for the year 2025 and all subsequent years
* Plat of NO 1 PLAN OF WEST NASHVILLE, as recorded in Plat Book 57, Page 74 and 75
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20240105-0001197
* Easement recorded in Book 7922, Page 832
* Any and all existing easements and restrictions as shown of record not stated herein

This is __X__ **unimproved** __ ___ **improved** property known as 709 52nd Avenue North, Nashville, TN 37209

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), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 9th day of June, 2025

Deana T. Steadman

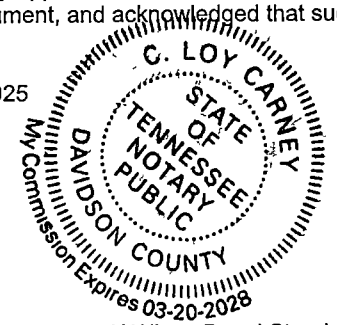
William David Steadman, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of June, 2025, before me personally appeared Deana T Steadman, 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 9th day of June, 2025

Notary Signature
My commission expires



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of June, 2025, before me personally appeared William David Steadman, II, 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 9th day of June, 2025

Notary Signature
My commission expires

