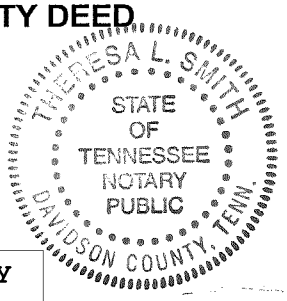
WARRANTY DEED



Karen Johnson Davidson County
Batch# 1290494 DEEDWARR
06/26/2025 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $9,250.00
20250626-0050419

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$2,500,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE THIS 24TH DAY OF **JUNE, 2025.**

Notary Public

MY COMMISSION EXPIRES: 9-7-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
30 Burton Hills, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Kalstein	OriginPoint LLC	116-12-0T-001.00
(NAME)	(NAME)	
3903 Estes Road	1800 W. Larchmont Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Chicago, IL 60613 .	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Tiffany William Siragusa**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **David Kalstein, an unmarried man,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Unit A as established by the Declaration of Protective Covenants Conditions and Restrictions for Artisan Estates ("Master Deed"), a horizontal property regime with Private Elements, of record in Instrument No. 20151013-0104167, Register's Office for Davidson County, Tennessee; said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Master Deed, to which reference is made for a more complete and accurate description of the property.

Being the same property conveyed to Tiffany William Siragusa, unmarried and Tiffany Lynn Solomon, unmarried, as tenants in common with right of survivorship by Warranty Deed from B.L. Bennett & Associates, Inc., a corporation, dated 02/25/2020, of record in Instrument No. 20200228-0022585, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tiffany William Siragusa by Quitclaim Deed from Tiffany Lynn Solomon, dated 01/11/2020, of record in Instrument No. 20210112-0005374, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 3903 Estes Road, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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), his/her/their 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.

Effective the 19th day of June, 2025.

Tiffany William Siragusa

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tiffany William Siragusa, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 19th day of June, 2025.

Notary Public:
My Commission Expires: 2-21-28

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company
1524 Williams Dr. Suite 202
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 6/19, 2025.

Affiant
Date: June 26, 2025.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 26 day of June, 2025.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026

