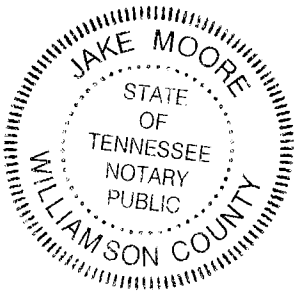
This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-6499-SL

Karen Johnson Davidson County
Batch# 1295763 DEEDWARR
07/10/2025 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20250710-0054363



STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $345,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of July, 2025.

Notary Public
My Commission Expires: 9-21-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Flynn Doyle, Trustee of The CHG 2020 Irrevocable Trust Agreement dated December 7, 2020 710 General George Patton Road Nashville, TN 37221	The New Owner	142-09-0F-710.00-CO

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Mitchell Jay Stein, an unmarried person (individually and/or collectively, "Grantor"), transfer and convey unto Flynn Doyle, Trustee of The CHG 2020 Irrevocable Trust Agreement dated December 7, 2020 (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit No. 710 in River Plantation, Section VIII, Phase II, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road and Old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section VIII, Phase II, Condominium Apartments, recorded in Book 6900, pages 514-517, as amended in Book 6900, pages 654-657, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 7417, pages 396, et seq., Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section VIII, Phase II, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 7417, pages 396-438, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part thereof the same as though copied herein.\r\n\r\nBeing the same property conveyed to Mitchell Jay Stein, unmarried by Warranty Deed from Jean C. T. Seely, Trustee of the Jean C.T. Seely Living Trust of record in Instrument No. 20021217-0155688 Register's Office for Davidson County, Tennessee, dated December 16, 2002 and recorded on December 17, 2002.

This is improved property located at: **710 General George Patton Road, Nashville, TN 37221**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 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) building restrictions; and 6) other matters of public 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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of July, 2025.

GRANTOR:

Mitchell Jay Stein

STATE OF ~~TENNESSEE~~ Florida RMD
COUNTY OF Bay

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mitchell Jay Stein, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (he)/she/they executed the foregoing instrument for the purposes therein contained. Via DL

WITNESS my hand and seal at office this 8th day of July, 2025.

RACHAEL MARY SCHULTZ
Notary Public - State of Florida
Commission # HH 669313
My Comm. Expires May 27, 2029
Bonded through National Notary Assn.

Notary Public Rachael Mary Schultz
My Commission expires: 05/27/29

Tennessee Certification of Electronic Document

I, Samantha Sweet, 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 7/10/2025 (date of document).

Affiant Signature

7/10/2025
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 10 day of July, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL