THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 250651223**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $600,500.00. Affiant Subscribed and sworn to before me, this 17th day of July, 2025. Notary Public My Commission Expires: 11-3-25

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson
Batch # 1300427
07/21/2025 02 50 31 PM
Fees $13 00 Taxes $2,221 85

Davidson County
DEEDWARR
2 pgs

20250721-0057409

WARRANTY DEED

Address New Owner: Sirkka Kristin Wood 607 Ries Ave Nashville TN 37209	Send Tax Bills To: Steadfast Mortgage 2 Cadillac Drive Brentwood, TN 37027	Tax Information: Tax Parcel ID No. 091 05 0R 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stuart Steen, III and Paulina Steen f/k/a Paulina Hoang, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Sirkka Kristin Wood, an unmarried woman**, ("Grantees"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 607 B on the Plan of HOMES AT 607 RIES AVENUE, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Homes at 607 Ries Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161130-0125853, amended in Instrument No. 20171026-0110087, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Homes at 607 Ries Avenue, shown on Exhibit "8" to the Declaration of Covenants of record in Instrument No. 20161130-0125853, amended in Instrument No. 20171026-0110087, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Stuart Steen III, an unmarried man, and Paulina Hoang, an unmarried woman, joint tenants with right of survivorship, by Warranty Deed from J. Core Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20171103-0113007, in the Register's Office of Davidson County, Tennessee, dated November 01, 2017, and recorded on November 03, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUBDIVISION OF LOT NO. 28 & PART OF 30 OF THE B. F. COCKRILL ESTATE, as recorded in Plat Book 332, Page(s) 2.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20161130-0125853 with Scrivener's Affidavit recorded in Instrument No. 20171026-0110087.

Easement for Water Mains, recorded in Book 3133, Page 189.

Charter for Homes at 607 Ries Avenue HOA, Inc. recorded as Instrument No. 20161130-0125852.

This is improved property located at 607 Ries Ave Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors warrant that this instrument is effective as of the 17th day of July, 2025.

Stuart Steen, III

Paulina Steen f/k/a Paulina Hoang

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stuart Steen, III and Paulina Steen f/k/a Paulina Hoang, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of July, 2025.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov 22, 2025

Return to
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-RC25-607