This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $499,000 00

Affiant

Karen Johnson Davidson County
Batch # 1304708 DEEDWARR
08/01/2025 10 58 44 AM 3 pgs
Fees $18 00 Taxes $1,846 30
20250801-0061099

Subscribed and sworn before me this the 25th day of July, 2025.

Notary Public
My commission expires

KATE ROSENTHAL · NOTARY PUBLIC · STATE OF TENNESSEE · DAVIDSON C · My Commiss 06-09-2026

WARRANTY DEED

Address of New Owner	Send Tax Bill to:	Tax Information
Sarah R Arnold 707 Crockett St. Nashville, TN 37207	NEW OWNER	071-16-0 414 00

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, STEVEN ROTHSTEIN, TRUSTEE OF THE STEVEN ROTHSTEIN TRUST U/A/D OCTOBER 16, 2016, AS AMENDED AND RESTATED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SARAH R. ARNOLD, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No 4 on the Plan of Resubdivision of Lots 11-20 A B Spains Lischey Gardens Subdivision, of record in Plat Book 4300, Page 82, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Steven Rothstein, Trustee of the Steven Rothstein Trust u/a/d October 16, 2016, as amended and restated, by Warranty Deed from Pearline Yvette Gleaves, an unmarried woman, dated 01/02/2025, and recorded 01/02/2025, in Instrument No 20250102-0000317, Register's Office for Davidson County, Tennessee

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 707 Crockett St , Nashville, TN 37207

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever Grantors covenant with Grantees that Grantors 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 25th day of July, 2025

Steven Rothstein Trust u/a/d October 16, 2016, as amended and restated

BY _____
Steven A Rothstein, Trustee

STATE OF _____

COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Steven A Rothstein, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Trustee of the within named bargainor, a Trust, and that he, as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Steven Rothstein Trust u/a/d October 16, 2016, as amended and restated by the Steven A Rothstein as such Trustee.

Witness my hand and official seal this 25th day of July, 2025

My commission expires

SEE ATTACHED

_____
Notary Public

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California
County of Los Angeles)

On July 25, 2025 before me, Charles Fisher, Notary Public
(insert name and title of the officer)

personally appeared Steven A. Rothstein,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal

CHARLES FISHER
Notary Public - California
Los Angeles County
Commission # 2511582
My Comm. Expires Feb 19, 2029

Signature _____ **(Seal)**

Clear Form Print Form