Karen Johnson Davidson County
Batch# 1305678 DEEDWARR
08/04/2025 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20250804-0061378

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Kaylie Minette Blaise 5013 Suter Drive Nashville, TN 37211	~~Kaylie Minette Blaise~~ First Bank 722 Columbia Ave. Franklin, TN 37064	147-06-0-208.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Natalie Steinberg, a single woman** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Kaylie Minette Blaise, an unmarried woman ,** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 5013 Suter Drive, Nashville, TN 37211 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 257 on the Plan of Section Five, Caldwell Country Estates of record in Plat Book 3300, Page 16, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Said Lot No. 257 fronts 93.76 feet on the Northerly side of Suter Drive and runs back 241.2 feet on the Westerly line and 248.9 feet on the Easterly line to a broken line measuring 196.89 feet thereon.\r\n\r\nBeing the same property conveyed to Natalie Steinberg, a unmarried woman by Warranty Deed from Alicia Krawczak, an unmarried woman of record in Instrument No. 20220316-0030588 Register's Office for Davidson County, Tennessee, dated March 08, 2022 and recorded on March 16, 2022.
>
> This is improved property known as 5013 Suter Drive, Nashville, TN 37211.

This conveyance is subject to all restrictions, easements and planning documents of 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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 25 day of July, 2025.

Natalie Steinberg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25 day of July, 2025, before me personally appeared Natalie Steinberg, 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 25 day of July, 2025.

Notary Signature
My commission expires: 12/16/2028

ROBYN DUBRAY NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES DECEMBER 16, 2028

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Williamson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $585,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 25 day of July, 2025.

YVETTE LYN MELDRUM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public
My commission expires: 8·12·28

True Copy Certification

I, Yvette Meldrum, 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 July 25, 2025.

Signature
July 25, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this July 25, 2025

Notary's Signature
My Commission Expires: 8.12.28

