Karen Johnson Davidson County
Batch# 1366818 DEEDWARR
01/07/2026 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20260107-0001347

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 $265,000.00

Krystal Newberry
Affiant

Subscribed and sworn before me this the 6th day of January, 2026.

Notary Public
My commission expires: 7/28/26

CHEATHAM COUNTY TENNESSEE NOTARY PUBLIC STATE OF DANA L. AUSTIN

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Krystal Newberry 616 Nawakwa Trl. Madison, TN 37115	Same	063-01-0 009.00

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, A MARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KRYSTAL NEWBERRY, AN UNMARRIED WOMAN, 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:

Lying and being in Davidson County, Tennessee, and being the easterly one-half of Lot No. 4 of the Nawakwa Hills Annex, Section 2, not of record, of the subdivision of the L. J. Gee Estates, and described according to a survey dated September 30,1974, by Southern Land Surveying Co., Inc., as follows:

Beginning at a point in the northerly margin of Nawakwa Trail, said point being located 586.5 feet eastwardly from the intersection of said margin with the easterly margin of Neely's Bend Road; thence leaving said margin, northwardly 300 feet to a point; thence eastwardly 75 feet to a point; thence southwardly 300 feet to a point in the northerly margin of said Nawakwa Trail; thence with said margin, westwardly 75 feet to the point of beginning.

The above description was copied from Quitclaim Deed of record in Book 5559, page 934, Register's Office for said County, in order to restore text which was inadvertently omitted from the description in following deeds.

Being the same property conveyed to Steven Rothstein, a married man, by deed dated 11/25/2025, from James Charles Foster, of record in Instrument No. 20251201-0095135, Register's Office for said County. The said property having never been the Grantors' primary marital residence.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 616 Nawakwa Trl., Madison, TN 37115.

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 6th day of January, 2025.

Steven Rothstein

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Steven Rothstein, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of January, 2025.

My commission expires: 6/14/2026

Notary Public

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Elizabeth Levsen, 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 January 6, 2026.

Elizabeth Levsen

Date: January 6, 2026

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this January 6, 2026.

Dana L. Austin

Notary Public
My Commission Expires: 7/25/26

