WARRANTY DEED

Karen Johnson
Batch # 1396461
03/24/2026 09:32:59 AM
Fees: $18.00 Taxes: $2,160.80

Davidson County
DEEDWARR
3 pgs

20260324-0023199

File No. KS-26-1441

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $584,000.00

Olga Brunning
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of March, 2026

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SHARON VISSERS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07/18/2028
DICKSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Cicciaro and Ramsey Benkert	same	
(NAME)	(NAME)	
1120B 38th Avenue North	1120 B 38th Ave. N.	091-04-0F-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Gregory S. Steele and Patricia A. Steele, Trustees of The Gregory S. and Patricia A. Steele Living Trust dated July 27, 2005**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Paul Cicciaro, Jr. and Ramsey Ellen Benkert, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit "B" on the plan of 1120 38th Ave. N. Commons, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 1120 38th Ave. N. Commons, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200318-0029985, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Gregory S. Steele and Patricia A. Steele, Trustees of The Gregory S. and Patricia A. Steele Living Trust dated July 27, 2005 by Warranty Deed from Robert Cody Brown and Shandelle Marie Brown, husband and wife of record in Instrument No. 20220114-0005672 Register's Office for Davidson County, Tennessee, dated December 08, 2021 and recorded on January 14, 2022 and Notary Affidavit of Correction in Instrument No. 20220126-0009603.

This is property more commonly known as 1120B 38th Avenue North, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 GRANTEES, their 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/our hand this 19th day of March, 2026.

The Gregory S. and Patricia A. Steele Living Trust dated July 27, 2005

By: _____
Gregory S. Steele, Trustee

By: _____
Patricia A. Steele, Trustee

STATE OF _____
COUNTY OF _____

On this 19th day of March, 2026, before me personally appeared Gregory S. Steele and Patricia A. Steele, Trustees of The Gregory S. and Patricia A. Steele Living Trust dated July 27, 2005, 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 19th day of March, 2026.

_____
Notary Signature
My commission expires:

California All-Purpose Certificate of 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 Sonoma } S.S.

On 3/19/2026 before me, Eileen McCooey, Notary Public
Name of Notary Public Title

personally appeared Gregory S. Steele
Name of Signer (1)

Patricia A. Steele
Name of Signer (2)

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.

EILEEN McCOOEY
COMM. #2501841
Notary Public - California
Sonoma County
My Comm. Expires Nov. 8, 2028

WITNESS my hand and official seal.

Eileen McCooey
Signature of Notary Public

Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Warranty Deed,

containing _____ pages, and dated _____.

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
- ☐ Attorney-in-fact
- ☐ Corporate Officer(s) _____
  Title(s)
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other: _____

representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer ☐ Signer(s) Thumbprints(s)

☐ _____

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