Karen Johnson Davidson County
Batch# 1421994 DEEDWARR
05/19/2026 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $2,081.25
20260519-0044784

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #26-1113

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Leah Sirota Rosenstiel, a married woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Janet Stump,** A SINGLE WOMAN, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, Being the Northerly 13 feet of Lot No. 30 and the Southerly 33 feet of Lot No. 31 in Sharpe and Horn's First Addition to Northeast Nashville, as of record in Book 57, page 152, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Northerly part of Lot No. 30 and Southerly part of Lot No. 31 front together 40 feet on the Westerly side of Lischey Avenue or North 4th Street and back between parallel lines 160 feet, more or less, to an alley.

Being the same property conveyed to Leah Sirota Rosenstiel, unmarried woman by Warranty Deed from Raphael Ford Smith V and Rachel Kathryn Bell of record in Instrument No. 20220401-0037819 Register's Office for Davidson County, Tennessee, dated March 31, 2022 and recorded on April 01, 2022. Leah Sirota Rosenstiel is now married to John Stromme who joins in this conveyance to convey any and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1208 Lischey Avenue, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Janet Stump 1208 Lischey Avenue Nashville, TN 37207	TRUYTON TRUST COMPANY 4525 HARDING PIKE, STE 300 NASHVILLE, TN 37205	071-15-0-463.00

WITNESS THE EXECUTION HEREOF this 8th day of May, 2026.

Leah Sirota Rosenstiel

John Stromme

State of Tennessee)
County of Davidson)

On this 8th day of May, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Leah Sirota Rosenstiel and John Stromme, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: _____

HILLARY MONROE SMITH
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5-8-2028
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 562,500.00.**

Affiant

Sworn and subscribed before me on this the 12th day of May, 2026.

Notary Public

My Commission Expires: 11/5/29

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 May 12. 2026

Affiant Signature

18th day of May, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of May, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202605190044784