Karen Johnson Davidson County
Batch# 1422797 DEEDWARR
05/20/2026 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,174.75
20260520-0045483

Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

File PA-26-2112

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $317,500.00. Affiant Subscribed and sworn to before me, this May 18, 2026. Notary Public My commission expires: 1/4/2027

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
William David Steinert David Frank Steinert, II	United American Mortgage Corp	161-09-0A-059.00-CO
4844 Bevendean Dr #B5	3198 Airport Loop,Suite F	
Nashville, TN 37311	Costa Mesa, CA 92626	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Robins Nest Properties LLC, a Tennessee Limited Liability Company

(hereinafter called the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto

William David Steinert, an unmarried a man and David Frank Steinert II, a married man, as joint tenants with right of survivorship

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. B-5 as set forth in the Master Deed Establishing Brighton Village, Phase 4, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annoted; Title 66, Chapter 27, Section 101; et seq., as amended, of record as Instrument No. 20080117-0005582 as amended by First Amendment to Master Deed of record as Instrument No. 20080808-0081965 in the Register's Office for Davidson County, Tennessee; said unit also being show as part of Exhibit "A" to said First Amendment to the Master Deed.

Being the same property conveyed to Robins Nest Properties LLC by Quitclaim Deed from Roscoe Robinson and Jill Robinson, husband and wife of record in Instrument No. 20230209-0009507 Register's Office for Davidson County, Tennessee, dated January 27, 2023 and recorded on February 09, 2023.

This is [X] improved [ ] unimproved property known as 4844 Bevendean Dr, #B5, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds itself, its successors 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.

IN WITNESS WHEREOF the Grantors has hereunto executed this instrument on this the 18th day of May, 2026

Robins Nest Properties LLC,
a Tennessee Limited Liability Company

By: _____
Roscoe Robinson, Member

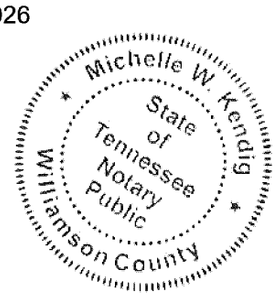
By: _____
Jill Robinson, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Roscoe Robinson and Jill Robinson** with whom I am personally acquainted or (who proved to me his identity on the basis of satisfactory evidence), and who, upon oath acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are **Authorized Members of Robins Nest Properties, LLC, a Tennessee limited liability company** and are authorized by said limited liability company to execute this instrument on its behalf.

Witness my hand and official seal this 18th day of May, 2026

_____
Notary Public
My Commission Expires: 9/19/27



Lenders Title Company File No. 26-11185-7524

Certificate of Authenticity

I, Leslie Hayes, 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 5/18/2026.

Date

Affiant Signature

5/19/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19th day of May, 2026.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires:

Date

Notary's Seal (if on paper)