Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-BR-18-4811

NEW OWNER:

Cori Megan Rodery
Vincent A. Sarni, III
4817 Enoch Drive
Nashville, TN 37211

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 18-0267 MJ

Map 161 Group 10-0-B Parcel 159.00

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 101950 **DEEDWARR**
06/07/2018 12:17:43 PM 3 pgs
Fees: $18.00 Taxes: $1,268.73

20180607-0054768

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Forty-Two Thousand Nine Hundred and 00/100 Dollars ($342,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **PAUL J. SCHLECHT AND WIFE, MARIA ELENA SCHLECHT**("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **CORI MEGAN RODERY, UNMARRIED WOMAN AND VINCENT A. SARNI, III, UNMARRIED MAN**("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 5 on the plan of Villages of Brentwood, Phase Eleven, and of record in Plat Book 9700, Page 949, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Paul J. Schlecht and wife, Maria Elena Schlecht, by Warranty Deed from Edwin W. Martin and wife, Lisa Kalish Martin, dated June 21, 2004, and of record in Instrument No. 20040623-0074531, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 4817 Enoch Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 5th day of **June, 2018**.

PAUL J. SCHLECHT

MARIA ELENA SCHLECHT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, PAUL J. SCHLECHT AND MARIA ELENA SCHLECHT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of **June, 2018**.

NOTARY PUBLIC

My commission expires: 10/26/21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **342,900.00** .

AFFIANT

Sworn to and subscribed to before me this 5th day of **June, 2018.**

NOTARY PUBLIC

My commission expires: 07/06/20

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-06-2020