Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-VRES-19-1214

NEW OWNER:
KAITLYN STASIK
1214 ELLISTON STREET
OLD HICKORY, TN 37138

SEND TAX BILLS TO:
First National Bank of Middle Tennessee
1608 Williams Drive, Suite 301
Murfreesboro, TN 37129

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 19-0041

Map & Parcel 05303002100

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 206128 **DEEDWARR**
03/15/2019 09:08:11 AM 3 pgs
Fees: $18.00 Taxes: $684.13

20190315-0023665

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Eighty-Four Thousand Nine Hundred and 00/100 Dollars ($184,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **CELIA MICHELLE SCHOEN, unmarried,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **KAITLYN STASIK,** unmarried, ("Grantee"), her heirs 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 located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 103 on the Plan of Section "C", Village of Old Hickory, as shown on the plat of the same of record in Plat Book 1424, Page 66, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to CELIA MICHELLE SCHOEN, an unmarried woman by Warranty Deed from Kraig Douglas, an unmarried man, dated January 10, 2018, and of record in Instrument No. 20180117-0004934, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **1214 ELLISTON STREET, OLD HICKORY, TN 37138**.

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

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor 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 matters shown on the plat of record at Plat Book 1424, Page 66, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 13th day of March, 2019.

Celia Michelle Schoen

CELIA MICHELLE SCHOEN

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **CELIA MICHELLE SCHOEN**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of March, 2019.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

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The actual consideration or value, whichever is greater, for this transfer is **$184,900.00.**

AFFIANT

Sworn to and subscribed to before me this 13th day of March, 2019.

NOTARY PUBLIC

My commission expires: _____

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022