Karen Johnson Davidson County
Batch# 226517 DEEDWARR
05/06/2019 02:56:43 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00

20190506-0042332

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $550,000.00

Affiant

Subscribed and sworn to before me, this 1st day of May, 2019.

Notary Public

My commission expires: 7/6/20

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joseph Schaffer **Kerry Schaffer**	newowners	**091070L00100CO**
5401 Kentucky Avenue		
Nashville, TN 37209		

FOR AND IN 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 ACKNOWLEDGE, WE,

James C. Corcoran and Karen E. Corcoran, Trustees of The James C. Corcoran and Karen E. Corcoran Living Trust dated March 27, 2017

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph Schaffer and Kerry Schaffer, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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 A, Estepp Kentucky 5401 Cottages, as shown on the site plan attached as Exhibit "B" to the Declaration of Covenants, Conditions, and Restrictions for Estepp Kentucky 5401 Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140224-0015813, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James C. Corcoran and Karen E. Corcoran, Trustees of The James C. Corcoran and Karen E. Corcoran Living Trust dated March 27, 2017, by Trust Transfer Deed from James C. Corcoran and Karen E. Corcoran, husband and wife, dated April 18, 2017, of record in Instrument No. 20170512-0047361, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RVRES-19-5401

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 5401 Kentucky Avenue, Nashville, TN 37209.

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 in 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.

James C. Corcoran, Trustee Date: 4/30/19

James C. Corcoran
Trustee of The James C. Corcoran and Karen E. Corcoran Living Trust, dated March 27, 2017

Karen E. Corcoran, Trustee Date: 4/30/19

Karen E. Corcoran
Trustee of The James C. Corcoran and Karen E. Corcoran Living Trust, dated March 27, 2017

STATE OF _____

COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared JAMES C. CORCORAN & KAREN C. CORCORAN with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the forgoing instrument for the purpose therein contained and who further acknowledged that they are the TRUSTEES of The James C. Corcoran and Karen E. Corcoran Living Trust, dated March 27, 2017 and that they are authorized by The James C. Corcoran and Karen E. Corcoran Living Trust, dated March 27, 2017 to execute this instrument on its behalf.

Witness my hand, at office, this _____ day of _____, _____.

see attached loose California acknowledgment

NOTARY PUBLIC

My Commission Expires:_____

California All-Purpose 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 Riverside

On April 30, 2019, before me, J. Stange, Notary Public, personally appeared
James C. Corcoran and Karen C. Corcoran
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.

WITNESS my hand and official seal.

J. STANGE
COMM.# 2227063
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
MY COMM. EXP. JAN. 17, 2022

J. Stange
Notary Public in and for
State of California
County of Riverside

Optional Information

Description of attached document: WARRANTY DEED

Date: 4-30-2019

Number of pages: 2 (excluding this page and attachments): (One-sided two-sided)

Additional Information: