WARRANTY DEED

Karen Johnson Davidson County
Batch# 317760 DEEDWARR
11/20/2019 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20191120-0119829

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2019.

Kristar McRee
Notary Public

MY COMMISSION EXPIRES: 01/31/2023
(AFFIX SEAL)

KRISTA R. MCREE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HICKMAN

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Richard A. Schaller and Carolyn J. Schaller, husband and wife 1233 General George Patton Road Nashville, TN 37221	Richard A. Schaller and Carolyn J. Schaller 1233 General George Patton Road Nashville TN 37221	142-09-0E-033.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **John McQuiston, Sr.,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Richard A. Schaller and Carolyn J. Schaller, husband and wife,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1233, together with the carport designated as No. 1233-C, of RIVER PLANTATION (SECTION SEVEN), a Condominium, established by the Master Deed of record in Book 6226, Page 9 and plan of record in Book 5200, Page 705 and 706, amended by Book 6392, Page 321, all of the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to John McQuiston, Sr., and Faye McQuiston, husband and wife by Warranty Deed from Thomas A. Chapman, Successor Trustee of the Ainslee H. Chapman 2009 Declaration of Trust dated June 10, 2009 and Thomas A. Chapman, Trustee of the Chapman Family Trust created under Ainslee H. Chapman 2009 Declaration of Trust dated June 10, 2009 and Thomas A. Chapman, Successor Trustee of the Ora Lee S. Chapman 2009 Declaration of Trust dated June 10, 2009 and Thomas A. Chapman, Trustee of the Chapman Family Trust Created under Ora Lee S. Chapman 2009 Declaration of Trust dated June 10, 2009, dated 09/16/2016 and recorded 09/21/2016, of record in

Instrument 201609210099559, Register's Office for Davidson County, Tennessee. The said Faye McQuiston having died on December 25, 2016 leaving John McQuiston, Sr. the surviving tenant by the entirety.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 1233 General George Patton Road, Nashville, TN 37221

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 is 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.

Witness my/our hand(s) this the 15th day of November, 2019.

John McQuiston Sr. by John Andrew McQuiston Jr., Attorney in Fact

John McQuiston, Sr. by John Andrew McQuiston Jr. as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared John Andrew McQuiston Jr., with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-In-Fact for John McQuiston Sr., the within named bargainor, and that he as such Attorney-In-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name John McQuiston Sr, the bargainor, by the said John Andrew McQuiston Jr., as Attorney in Fact.

Witness my hand and official seal, this the 15th of November, 2019.

Jennifer D Stacey

Notary Public

My Commission Expires: 10/3/21

(SEAL)

JENNIFER D. STACEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Krista McRee, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Krista McRee, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY