Karen Johnson Davidson County
Batch# 353302 DEEDWARR
02/04/2020 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,644.65
20200204-0012920

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1912973

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $444,500.00

Heather R. Hunter
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January, 2020.

Laura Elizabeth Mathis
NOTARY PUBLIC

My commission expires: 3-13-22

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles C. Drew and Elizabeth L. Treadwell 6728 Cold Stream Drive Nashville, TN 37221	Same address as new owner	155-07-0-B-042.00 CO

FOR AND IN CONSIDERATION of the sum of Four Hundred Forty Four Thousand Five Hundred and 00/100 Dollars ($444,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **THE SCHUCKMAN LIVING TRUST, KORY RUSSELL SCHUCKMAN AND JENNIFER LYN SCHUCKMAN, TRUSTEES**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CHARLES C. DREW AND ELIZABETH L. TREADWELL, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Final Plat of the Poplar Creek Estates, Phase V, Section B-1 Subdivision (Highlands of Allens Green), of record in Plat Book 9700, page 716, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to The Schuckman Living Trust, Kory Russell Schuckman and Jennifer Lyn Schuckman, Trustees, by Quitclaim Deed from Kory R. Schuckman and Jennifer L. Schuckman, husband and wife, dated 5/29/2018, recorded 6/1/2018, of record in Instrument No. 20180601-0052136, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 6728 Cold Stream Drive, Nashville, TN 37221, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 30th day of January, 2020.

THE SCHUCKMAN LIVING TRUST

KORY RUSSELL SCHUCKMAN, TRUSTEE

JENNIFER LYN SCHUCKMAN, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of said County and State, Kory Russell Schuckman and Jennifer Lyn Schuckman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Trustees of the The Schuckman Living Trust, the within named bargainor and that they as such Trustees, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by themselves as, Trustees.

WITNESS my hand and seal, this the 30th day of January, 2020.

DAVID P WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
11/16/2022
COUNTY OF DAVIDSON

Notary Public
My commission expires: 11/16/22

True Copy Certification

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

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)