Karen Johnson Davidson County
Batch# 395819 DEEDWARR
05/05/2020 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,812.63
20200505-0046900

WARRANTY DEED

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,900.00.

Affiant

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

Carol M Holmes
Notary Public

MY COMMISSION EXPIRES: 2/19/24
(AFFIX SEAL)

File No. DH0006627

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacob D Stieb and Natalie M Schauwecker	Same	
(NAME)	(NAME)	
423 B 35th Avenue North		092-09-4P-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **Sean Barry Chism and Lucy Xuan Du Chism, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Natalie M. Schauwecker and Jacob D. Stieb, wife and husband,** HEREINAFTER CALLED THE GRANTEE, 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 423 B of Homes at 423 35th Avenue North, as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Homes at 423 35th Avenue North, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160930-0103233, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Sean Barry Chism and Lucy Xuan Du Chism, husband and wife by Warranty deed from 423 35th ave N., LLC, a Tennessee Limited Liability Company of record in Instrument No. 20181219-0123544 Register's Office for Davidson County, Tennessee, dated December 14, 2018 and recorded on December 19, 2018.

Being also known as 423 B 35th Avenue North 423 B Nashville, Tennessee 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 423 B 35th Avenue North, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

This Deed shall be effective in transferring ownership on the 17 day of 2020, 2020

Witness my hand this 17 day of April, 2020.

Sean Barry Chism

Lucy Xuan Du Chism

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sean Barry Chism, one of the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this ~~30th~~ 17th day of April, 2020.

D. Hardwick STATE OF TENNESSEE NOTARY PUBLIC Sumner

Notary Public

My commission expires: 5/23/2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lucy Xuan Du Chism, one of the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this ~~30th~~ 21st day of April, 2020.

D. Hardwick STATE OF TENNESSEE NOTARY PUBLIC Sumner

Notary Public

My commission expires: 5/23/2023

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

True Copy of Certification

I, Bonnie Curry, 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 executed and authenticated according to law.

Bonnie Curry

State of Tennessee

County of Williamson

Personally appeared before me, Carol M. Holmes, a notary public for this county and state, Bonnie Curry, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Carol M. Holmes, Notary Public

My commission expires on 2/19/24

