Karen Johnson Davidson County
Batch# 399465 DEEDWARR
05/13/2020 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $791.80
20200513-0049497

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/17/21
(AFFIX SEAL)

LAUREN JONES
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

THIS INSTRUMENT WAS PREPARED BY
Lauren Reynolds, Hollingshead & Associates, PLLC, 7000 Executive Center, Suite 125, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Chauncey E. Davis, II	Pinnacle Bank	095 05 0B 080.00
(NAME)	(NAME)	
2120 Lebanon Pike #54	15025 Ballancroft Pkwy	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Charlotte, NC 28277	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Fourteen Thousand And No/100 Dollars ($214,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CRAIG SCHULTZ, SINGLE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHAUNCEY E. DAVIS, II, AN UNMARRIED MAN**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: Land in Davidson County, Tennessee, being Unit No. 54 in Phase 2, as shown on Exhibit A-2 of the Declaration of Covenants, Conditions, Restrictions and By-Laws of Easthaven Townhomes, of record in Instrument No 20010806-0083543, as amended in Instrument No. 20030425-0055753, Register's Office for Davidson

County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Craig Richard Schultz, by Warranty Deed from Harvey L. Hearn and wife, Mary R. Hearn, dated August 25, 2017, recorded on August 30, 2017, of record in Instrument No. 20170830-0089346 Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2120 Lebanon Pike #54, Nashville, TN 37210
(House No.) (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.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

All matters as set forth per 20010806-0083543, as amended in Instrument No. 20030425-005575, in said Register's Office of Davidson County.

This coveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Witness our hands this 6th day of May, 2020.

Craig Schultz

STATE OF Wisconsin
COUNTY OF Rock

On this 6 day of May, 2020, before me personally appeared Craig Schultz, Single to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at ~~Davidson County~~ Rock County WI, ~~Tennessee~~ F.O. F.O. this 6 day of May, 2020.

Commission Expires: 11-16-2020

Notary Public

FAITH OESTREICH
NOTARY PUBLIC
STATE OF WISCONSIN

#217784

Certificate of Authenticity

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

Kim Hollingshead, Esq.

State of Tennessee
County of Williamson

Personally appeared before me, Lauren Reynolds, a notary public for this county and state, Kim Hollingshead, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

LAUREN JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 10-17-2021

Lauren Reynolds
My Commission Expires: 10/17/21