This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 428529 **DEEDWARR**
06/30/2020 12:17:00 PM 2 pgs
Fees: $13.00 Taxes: $1,683.50

20200630-0070698

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $456,000.00.

Affiant

Subscribed and sworn before me this the 29th day of June, 2020.

Notary Public
My commission expires: 4/13/24

WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC KAYLA TABOR

WARRANTY DEED

Address of New Owner:
Erica Schulze
1124 Princeton Hills Drive
Nolensville, TN 37135

Send Tax Bill to:
New Owners

Tax Information:
188-10-0A 016.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KENNETH PICHLA AND KIMBERLY A. PICHLA, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **ERICA SCHULZE AND DANIEL J. SCHULZE, wife and husband,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County Tennessee, being Lot No. 16 on the Plan of Carothers Crossing, Phase I, Final Plat of record in Plat at Instrument No. 20070614-0071367, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kenneth Pichla, a married man, by deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated 09/07/2018, of record in Instrument No. 20180907-0088863, Register's Office for said County.

Kimberly A. Pichla is joining in this conveyance to convey any marital interest she may have in the said property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1124 Princeton Hills Drive, Nolensville, TN 37135.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

KDP KAP

Witness my hand this the 29th day of June, 2020.

Kenneth Pichla

Kimberly A. Pichla

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Kenneth Pichla and Kimberly A. Pichla**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of June, 2020.

My commission expires:

1/17/24

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY