Name and Address of New Owner:
Richard Lane Barnett Schmus and Allison Elizabeth Cooley
1624 Cahal Avenue
Nashville, TN 37206

Send Tax Bills To:

NEW OWNER

Karen Johnson Davidson County
Batch# 432051 **DEEDWARR**
07/07/2020 02:11:59 PM 3 pgs
Fees: $18.00 Taxes: $2,123.80
20200707-0073252

This Instrument Prepared By:
Blueprint Title TN
901 Woodland Street, Suite 104
Nashville, TN 37206

Map & Parcel No: 072-14-0-295

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **1624 Cahal Avenue LLC, a Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Richard Lane Barnett Schmus and Allison Elizabeth Cooley, husband and wife** , "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Being Lot Nos. 1, 2, and 3 of Block "A" on the map of the subdivision of Belle Forest No. 2 owned by H.A. Christensen of record in Plat Book 843, Page 94, 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 1624 Cahal Avenue LLC by Quitclaim Deed from Kevin Gan, an unmarried man, and Parvinder Thiara, an unmarried man, dated June 5, 2015 and recorded September 25, 2015 as Instrument No. 20150925-0097454, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25th day of June, 2020.

1624 Cahal Avenue LLC, a Limited Liability Company

By: _____
Kevin Gan, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, a Notary Public in and for said State and County, Kevin Gan, Authorized Signatory for 1624 Cahal Avenue, LLC, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signatory of 1624 Cahal Avenue LLC, the within named bargainor, a Limited Liability Company, and that such Kevin Gan as such Authorized Signatory, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signatory. This document was notarized pursuant to and in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020 using Zoom as real-time audio-visual communication technology.

Witness my hand and seal this 25th day of June, 2020.

_____
Notary Signature

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $574,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 25th day of June, 2020.

Notary Public
My commission expires:_____

