NEW OWNER:
JOSEPH M. SCHMIDT
923 COARSEY DRIVE
NASHVILLE, TN 37217

SEND TAX BILLS TO:
FIRST CHOICE LENDING SERVICES, LLC
9821 COGDILL ROAD, STE 2
KNOXVILLE, TN 37932

Map & Parcel: 107130A023.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 20-0912

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 443845 **DEEDWARR**
07/24/2020 12:08:50 PM 3 pgs
Fees: $18.00 Taxes: $370.00
20200724-0081589

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Thousand and 00/100 Dollars ($100,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DYLAN WILLIAMS** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **JOSEPH M. SCHMIDT, unmarried man**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being Unit No. 923 on the Plan of Four Maples Condominiums, a Horizontal Property Regime, of record in Plat Book 5200, Page 283, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for amore complete description of the property.

Together with common elements and limited common elements appurtenant to said unit, as set forth in the Master Deed, of record in Master Deed Book 5657, Page 438; as amended in Book 5660, Page 185 and Book 9263, Page 512, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to DYLAN WILLIAMS by Warranty Deed from DOUG RUDDER and wife, LAURA RUDDER, D/B/A RUDDER ENTERPRISES, dated January 17, 2020, and of record in Instrument No. 20200121-0007370, Register's Office for DAVIDSON County, Tennessee. Being the same property conveyed to DOUG RUDDER and wife, LAURA RUDDER, D/B/A RUDDER ENTERPRISES by Warranty Deed from MICHAEL C. ALLISON, unmarried, dated March 25, 1997, and of record in Book 1504, Page 507, in the Register's Office for Williamson County, Tennessee, and rerecorded in Book 10828, Page 63, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY more commonly known as **923 COARSEY DRIVE, NASHVILLE, TN 37217**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 5200, Page 283, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 17th day of July, 2020.

DYLAN WILLIAMS

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **DYLAN WILLIAMS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of July, 2020.

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

NOTARY PUBLIC

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The actual consideration or value, whichever is greater, for this transfer is **$100,000.00**.

AFFIANT

Sworn to and subscribed to before me this 17th day of July, 2020.

NOTARY PUBLIC

My commission expires: 3/8/23

JO ANN AULDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY