Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-SB-KW-20-1811

Prepared By ~~Attorney~~:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-1928TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 477,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th day of July, 2020.

Notary Public
Commission Expiration:
6-29-2023

MADELINE RODRIGUEZ
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
June 29, 2023

Karen Johnson Davidson County
Batch# 444520 **DEEDWARR**
07/27/2020 03:31:22 PM 2 pgs
Fees: $13.00 Taxes: $1,768.23

20200727-0082312

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Courtney Schroeder and Wes Schroeder 1811 A 6th Avenue N. Nashville, TN 37208	new owner	081 08 2G 001.00

WARRANTY DEED

FOR AND IN 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, WE, **Lori Samuels Stein and husband, Norman Stein,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Courtney Schroeder and Wes Schroeder, wife and husband,** 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:

Property known as 1811 A 6th Avenue N. Nashville, TN 37208, County of Davidson

Land in Davidson County, Tennessee, being Unit A of the 1811 Cottages, a Horizontal Property Regime with Private Elements, together with all rights and appurtenances hereto belonging as shown on the site plan Exhibit B of the Declaration of Covenants, Conditions and Restrictions for 1811 Cottages recorded in Instrument No. 20131212-0126022, Register's office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Lori Samuels Stein and husband, Norman Stein, by deed from J2K Builders, LLC dated 2/12/2015, recorded 2/13/2005, filed of record in Instrument No. 20150213-0013433, said Register's Office.

Tax Map and Parcel ID is as follows 081 08 2G 001.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 1811 A 6th Avenue N., Nashville, TN 37208

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.

Witness my hand this 20th day of July, 2020.

Lori Samuels Stein

Norman Stein

STATE OF ILLINOIS

COUNTY OF Cook

On this 20th day of July, 2020, before me personally appeared **Lori Samuels Stein and Norman Stein**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 20th day of July, 2020.

Notary Public
Commission Expiration:

MADELINE RODRIGUEZ
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
June 29, 2023

LTE File No.: 20-1928TN