WARRANTY DEED

Karen Johnson Davidson County
Batch# 446440 **DEEDWARR**
07/29/2020 02:22:57 PM 2 pgs
Fees: $13.00 Taxes: $1,831.50

20200729-0083613

W-SB-RMX-20-1315

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Janet Hoskins and Daniel Hoskins	**Quicken Loans Inc.**	
(NAME) **1315 Greenland Avenue**	(NAME) **1050 Woodward Avenue**	**061 16 0A 002.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) **Detroit, MI 48226-1906**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFFREY J. SCHMALZ AND CATHERINE A. SCHMALZ, AS TENANTS BY THE ENTIRETY, AS TO A 80% UNDIVIDED INTEREST, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND VANESSA M. SCHMALZ, UNMARRIED AS TO A 20% UNDIVIDED INTEREST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JANET HOSKINS AND DANIEL HOSKINS, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of Homes at 1316 Cardinal Avenue, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20160304-0020868, 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 Jeffrey J. Schmalz and Catherine A. Schmalz, as tenants by the entirety, as to a 80% undivided interest, as joint tenants with rights of survivorship with Vanessa M. Schmalz, unmarried as to a 20% undivided interest by Warranty Deed from David A. Smith of record in Instrument No. 201702130014710 Register's Office for Davidson County, Tennessee, dated February 10, 2017 and recorded on February 13, 2017.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record in Plat Book 974, Page 13, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160304-0020868, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 1151, Page 473 and Book 1715, Page 111, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4203, Page 368, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1315 Greenland Avenue, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever. and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 28th DAY OF JULY, 2020.

Jeffrey J. Schmalz by Vanessa M. Schmalz Attorney in Fact
Jeffrey J. Schmalz by Vanessa M. Schmalz
Attorney in Fact

Catherine A. Schmalz by Vanessa M. Schmalz Attorney in Fact
Catherine A. Schmalz by Vanessa M. Schmalz
Attorney in Fact

Vanessa M. Schmalz
Vanessa M. Schmalz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AND VANESSA M. SCHMALZ, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JEFFREY J. SCHMALZ AND CATHERINE A. SCHMALZ, and who acknowledged he/she/they executed the same as the free act and deed of the said JEFFREY J. SCHMALZ AND CATHERINE A. SCHMALZ.

Witness my hand and official seal, this the 28th of July, 2020.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VANESSA M. SCHMALZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of July, 2020.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212