20201558R

RETURN TO:
ANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $575,000.00

Affiant

Subscribed and sworn to before me, this the 19th day of August, 2020.

Notary Public

My commission expires: 1-8-24

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Karen Johnson Davidson County
Batch# 460552 **DEEDWARR**
08/20/2020 10:15:44 AM 2 pgs
Fees: $13.00 Taxes: $2,127.50
20200820-0093945

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Candice Clark	OWNER	**072-03-0-111.00**
1130 McChesney Avenue		
Nashville, TN 37216		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Matthew Osler and Blair Osler, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Candice Clark

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Plat of 1130 McChesney Avenue of record in Plat at Instrument No. 20131025-0111287, 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 Matthew Shultz and Juliette Shultz, husband and wife by Warranty deed from Jason Quiram, married and Eric Quiram, married of record in Instrument No. 20150108-0002268 Register's Office for Davidson County, Tennessee, dated December 31, 2014 and recorded on January 08, 2015.

Being the same property conveyed to Matthew Shultz by Quitclaim deed from Juliette Shultz of record in Instrument No. 20170531-0054071 Register's Office for Davidson County, Tennessee, dated May 19, 2017 and recorded on May 31, 2017.

Being the same property conveyed to Matthew Osler and Blair Osler, husband and wife by Warranty deed from Matthew Shultz, unmarried of record in Instrument No. 20181017-0102769 Register's Office for Davidson County, Tennessee, dated October 12, 2018 and recorded on October 17, 2018.

Being the same property conveyed to Matthew Osler and Blair Osler, husband and wife by Deed of Correction Warranty deed from Matthew Shultz, unmarried of record in Instrument No. 20200820-0073944 Register's Office for Davidson County, Tennessee, dated August 17, 2020 and recorded on 8-20-2020

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 1130 McChesney Avenue, Nashville, TN 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 HANDS EFFECTIVE AS OF 19th day of August, 2020:

Matthew Osler

Blair Osler by Matthew Osler, her Attorney-In-Fact

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

INDIVIDUAL ACKNOWLEDGEMENT

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

Witness my hand, at office, this the 19th day of August, 2020.

My Commission Expires: 10/2/2023

Notary Public

BETH THOMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires October 02, 2023

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, Matthew Osler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Blair Osler ("Principal"), and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 19th day of August, 2020.

My Commission Expires: 10/2/2023

Notary Public

BETH THOMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires October 02, 2023