THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200829837**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $271,000.00. Affiant Subscribed and sworn to before me, this 18th day of September, 2020. Notary Public My Commission Expires: 9.22.24

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

WARRANTY DEED

Address New Owner: Steven Gary Schlussel 7449 Maggie Drive Nashville TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 182 06 0A 137.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James A Mohline and Deborah J. Mohline, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Steven Gary Schlussel, a single man** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 133 on the Plan of Old Hickory Hills, Phase Two - Section One, as shown by plat appearing of record in Instrument No. 20030623-0086188, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Deborah J. Mohline and James A. Mohline, wife and husband, by Warranty Deed from Jason Poenitske, married, of record in Instrument No. 20190405-0031316, in the Register's Office of Davidson County, Tennessee, dated March 27, 2019 and recorded on April 05, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OLD HICKORY HILLS, PHASE TWO - SECTION ONE, as recorded in Plat Instrument No. 20030623-0086188 .

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020116-0006750 as amended in Instrument No. 20101116-0091730, Rules & Regulations recorded in Instrument No. 20151229-0130686.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Instrument No. 20001030-0107214.

Easement for Utilities to United Telephone Company, recorded in Instrument No. 20020123-0009339.

Karen Johnson Davidson County
Batch# 484640 DEEDWARR
09/28/2020 12:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,002.70
20200928-0111360
20200928-0111360

Stormwater Detention Agreement as set forth in instrument recorded in Instrument Nos. 20010306-0021333 and 20030226-0025749.

This is improved property located at 7449 Maggie Drive Nashville TN 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of September, 2020.

James A Mohline

Deborah J. Mohline

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James A Mohline and Deborah J. Mohline, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of September, 2020.

Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Jennifer Harris, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Nick Peters, a notary public for this county and state, Jennifer Harris who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12-1-2020

Notary' Seal (if on paper)

NICK PETERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY