WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 395,600.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of September, 2020.

Notary Public

COMMISSION EXPIRES: 03/07/2023

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAM E GRONES DAVIDSON COUNTY My Commission Expires 03-07-2023

Karen Johnson Davidson County
Batch# 485852 **DEEDWARR**
09/29/2020 02:52:07 PM 2 pgs
Fees: $13.00 Taxes: $1,463.72

20200929-0112264

(Affix Seal)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hannah Sacco	new owner	083-08-0-071
(NAME)	(NAME)	
1018 Mitchell Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Stephen Schorner and Alexis R. Schorner, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hannah Sacco, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 117, on the Plan of Rosewood Heights, Section III, of record in Book 2331, page 61, Register's Office for Davidson County, Tennessee, to which pla reference is hereby made for a more complete description thereof.

Being the same property conveyed to Alexis R. Huyser by Warranty Deed from Dorothy Thompson, Darlene Carlton and A.B. Carey III, Heirs at law of Catherine Carey, filed for record on March 21, 2005 in Instrument No. 20050321-0030597, Register's Office for Davidson County, Tennessee. Alexis R. Huyser has since married and now goes by the name of Alexis R. Schorner.

Stephen Schorner joins in executing this Warranty Deed to convey any and all maritial rights he may have in said property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 1018 Mitchell Road (House Number) (Street) | (P.O. Address) | Nashville, TN (City or Town)(State) | 37206 (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-BMR-20-1018

File No.: 3168-20
Warranty Deed Individual eRec LES rev. 09-2018

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, successors 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, successors 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 our hands this 25th day of September, 2020.

Stephen Schorner

Alexis Schorner

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Stephen Schorner and Alexis Schorner**, 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 as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 25th day of September, 2020.

Notary

Commission Expires: _____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Comm. Expires
March 8, 2021