Karen Johnson Davidson County
Batch# 490640 DEEDWARR
10/06/2020 03:28:30 PM 4 pgs
Fees: $23.00 Taxes: $1,183.63
20201006-0115932

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20203710

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is $319,900.00 which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 6th day of October, 2020.

Notary Public
My Commission Expires 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

THIS INDENTURE, made this 17th day of September, 2020, among:

SUSAN HART, UNMARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

MEREDITH SCHAKEL an unmarried woman

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being further described as follows:

Lot 2 of T.E. Guthries unrecorded Subdivision of Lots Nos. 58 and 59 on the Plan of W.J. Myers Subdivision Maxeys Addition to Brownsville, of record in Book 332, Page 66, Register's Office for Davidson County, Tennessee.

Said Lot 58 fronting 50 feet on the East side of Pennington Avenue, Lot 59 fronts 70 feet on the East side of Pennington, both Lots extend back between Parallel Lines 150 feet to an alley in the rear. The South Line of Lot 59 being the North Line of Ann Street, said Two lots have been Resubdivided by the said T.E. Guthries so as to make three Lots fronting on Ann Street of 50 feet each. The said 3 Lots are numbered consecutively 1, 2 and 3 beginning at Pennington Avenue, making Lot No. 2 herein conveyed front 50 feet on the North side of Ann Street and extend back between parallel lines 120 feet to a dead line.

Being the same property conveyed to Susan Hart, unmarried by Warranty deed from Laura Johnson, unmarried of record in Instrument No. 20161114-0119897 Register's Office for Davidson County, Tennessee, dated November 10, 2016 and recorded on November 14, 2016.

Being also known as 1421 Ann Street Nashville, Tennessee 37216.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Susan Hart

Susan Hart

State of _____
County of _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Susan Hart**, the within named bargainor(s), 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.

see next page

Witness my hand and official seal this _____ day of September, 2020.

_____
Notary Public
My Commission Expires: _____

Owner Name & Property Address:

Name: Meredith Schakel
Address: 1421 Ann Street
City, State, Zip: Nashville, TN 37216

Responsible Party For Taxes:

Name: Capstar Bank
Address: 2002 Richard Jones Rd, Ste 300A
City, State, Zip: Nashville, TN 37215

Tax ID: 072-11-0-224.00

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Marin)

On 9-17-20 before me, Randy C. Ellinwood,
Date *Here Insert Name and Title of the Officer*

personally appeared Susan Hart.
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

RANDY C. ELLINWOOD
Notary Public - California
Marin County
Commission # 2150597
My Comm. Expires Apr 26, 2020

Signature _____
Signature of Notary Public

The notary commission extended pursuant to Executive order N-63-20

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing:	Signer Is Representing:

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Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)