THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200930360

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,260,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of October, 2020.

Notary Public
My Commission Expires: 05/03/2021

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON ALEXIS MARIE MENDL

Karen Johnson Davidson County
Batch# 493767 **DEEDWARR**
10/12/2020 09:31:47 AM 2 pgs
Fees: $13.00 Taxes: $4,662.00

20201012-0118071

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Karl Schledwitz 4890 Lealand Lane Nashville TN 37220	New Owner	Tax Parcel ID No. 14601003600

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, **Daniel R Green, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Karl Schledwitz**, ("Grantees"), its 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. 1 on the Plan of Resubdivision of Lot 2, Mark Ezell Property of record in Plat at Instrument No. 20200124-0009029, 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 Daniel R. Green, a married man, by Warranty Deed from Mark V. Ezell and wife, Martha N. Ezell, of record in Instrument No. 20200325-0032308, in the Register's Office of Davidson County, Tennessee, dated March 23, 2020, and recorded on March 25, 2020.

Grantor warrants that they have never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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 2021 and thereafter, not yet due and payable.

Note: The land has been assigned a new tax parcel number but is not yet being assessed under that number. The new tax parcel number is: 146 01 0 036.00

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Lot 2, Mark Ezell Property, as recorded in Instrument No. 20200124-0009029.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Part of Overton Lea Estates, Gateway Acres, Second Addition, as recorded in Plat Book 1424, Page(s) 83.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revised, Part of Overton Lea Estates, Bridle Path Estates, Second Addition, as recorded in Plat Book 2133, Page(s) 35.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Lot No. 1, Bridle Path Estates, Second Addition, as recorded in Instrument No. 20030715-0098680.

This is improved property located at 4890 Lealand Lane Nashville TN 37220

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 9th day of October, 2020.

Daniel R Green

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel R Green, 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 9th day of October, 2020.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024