Karen Johnson Davidson County
Batch# 510264 DEEDWARR
11/09/2020 09:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20201109-0131114

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5TH DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/27/23
(AFFIX SEAL)

ELIZABETH LEVSEN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 11-27-2023

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0923

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO.(S)
James Shaun Dyer	InterLinc Mortgage	Map: 09502009000
(NAME) 2302 Amherst Court	(NAME) 5875 N. Sam Houston Pkwy W. #300	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Houston TX 77086	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS ($375,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ANTHONY SCHUMANN AND JULI SCHUMANN, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JAMES SHAUN DYER, UNMARRIED MAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 95 on the Plan of Walnut Grove, as of record in Book 2133, Page 87, Register's Office for said County, and described as follows:

Beginning at a point in the northerly margin of Amherst Court at the corner of Lots 94 and 95; thence westerly with said Court 70.7 feet to the corner of Lots 95 and 96; thence northerly with the line between said lots 148.6 feet to a point in the southerly line of Lot No. 97; thence with the line between Lots 95 and 97, easterly 74.7 feet; thence along the rear line of Lot No. 95, southeasterly 65.3 feet to the corner of Lots 94 and 95; thence southerly with the line between said lots 169.2 feet to the beginning.

Being the same property conveyed to Anthony Schumann and Juli Schumann, husband and wife, by deed from Dennis Kustes, unmarried, of record in Instrument No. 20180629-0062978, dated June 26, 2018, Register's Office for said County.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 2133, Page 87, said Register's Office.

Sewer & Drainage Easement to Metropolitan Government of record in Book 4921, Page 175, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2271, Page 541, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 2302 Amherst Court, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 5th day of November, 2020.

Anthony Schumann

Juli Schumann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anthony Schumann and Juli Schumann, 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 and official seal this, 5th day of November, 2020.

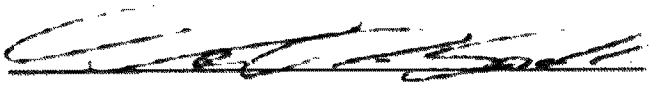
My Commission Expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Devan P. Spinelli, 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.

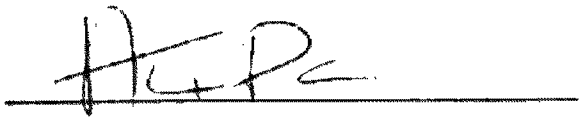


Devan Spinelli

STATE OF FLORIDA

COUNTY OF BROWARD

Personally appeared before me, Alexandra Ponce, a notary public for this county and state, Devan Spinelli, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature (Alexandra Ponce)

My Commission Expires: 05/16/2023

Notary' Seal (if on paper)

