WARRANTY DEED

Karen Johnson Davidson County
Batch# 558597 DEEDWARR
01/21/2021 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,248.75
20210121-0009325

O-SB-PR-20-1020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $337,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 2/12/2024

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Clifford L. Garrard, IV	SAME	
(NAME)	(NAME)	**118-13-0-250.00**
1020 Caldwell Ln		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICHARD SCHULTZ AND WIFE, REBECCA SCHULTZ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CLIFFORD L. GARRARD, IV,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 6A on the Plan of Lot 5 & 6, Resubdivision of Part of Lots 38 & 39, O.F. Noel's Plan of Lots Called "Noelton" of record in Book 5800, Page 378 and as amended in Book 6250, Page 186, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description oaf the property.

Being the same property conveyed to Richard Schultz and wife, Rebecca Schultz by Warranty deed from Marilyn Young, unmarried of record in Instrument No. 20061113-0140387 Register's Office for Davidson County, Tennessee, dated October 27, 2006 and recorded on November 13, 2006.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5800, Page 378, and as amended in Book 6250, Page 186, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1020 Caldwell Ln, Nashville, Tennessee 37204**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 19 DAY OF JANUARY, 2021.

Richard Schultz

Rebecca Schultz by Melissa A. Hill her attorney in fact
Rebecca Schultz, by Melissa A. Hill, ~~her~~ attorney in fact

STATE OF ~~TENNESSEE~~ Florida (NG)
COUNTY OF ~~DAVIDSON~~ Sarasota (NG)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELISSA A. HILL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of REBECCA SCHULTZ, and who acknowledged he/she/they executed the same as the free act and deed of the said REBECCA SCHULTZ.

Witness my hand and official seal, this the 19th of January, 2021.

Notary Public NICOLE GRAMMERSTORF
My Commission Expires: February 4, 2022
(SEAL)

NICOLE GRAMMERSTORF
MY COMMISSION # GG 174572
EXPIRES: February 4, 2022
Bonded Thru Notary Public Underwriters

STATE OF ~~TENNESSEE~~ Florida (NG)
COUNTY OF ~~DAVIDSON~~ Sarasota (NG)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD SCHULTZ, the within named bargainor, 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 the 19th of January, 2021.

Notary Public NICOLE GRAMMERSTORF
My Commission Expires: February 4, 2022.
(SEAL)

NICOLE GRAMMERSTORF
MY COMMISSION # GG 174572
EXPIRES: February 4, 2022
Bonded Thru Notary Public Underwriters

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

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

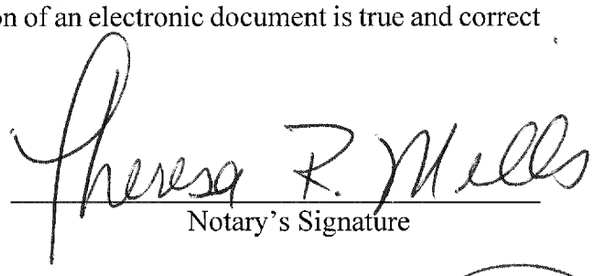


Signature

State of Tennessee

County of Montgomery

Personally appeared before me, Theresa Mills, a notary public for this county and state, Larry A. Rocconi, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnesses.



Notary's Signature

My Commission Expires: My Commission Expires 02/12/2024

