Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RVBES 20 0805

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-10333-DJ

Karen Johnson Davidson County
Batch# 560497 DEEDWARR
01/25/2021 03:07:23 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00

20210125-0010863

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $340,000.00.

Affiant

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3-07-2023

Subscribed and sworn to before me, this the 21st day of January, 2021.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kyle R. Raczka 305 Seneca Drive Nashville TN 37214	New Owner	096-05-0-152

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Thomas E. Schmittou, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Kyle R. Raczka, a single person,** hereinafter called the Grantee, his heirs 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 all of Lot No. 102, Plan of Woodberry Park, according to survey and plat of same appearing of record in Plat Book 2133, pages 117, 118 and 119, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 102 fronts 106 feet on the easterly side of Seneca Drive and runs back between lines, 189 feet on the southerly line and 114.7 feet on the northerly line to a dead line in the rear, on which it measures 100 feet.

Being the same property conveyed to Thomas E. Schmittou, a/k/a Thomas Edward Schmittou and wife, Mary Ruth Schmittou by Warranty Deed from Ray M. Murphey and wife, Sara C. Murphey, dated January 17, 1957, recorded January 22, 1957, of record in Book 2635, page 243, Register's Office for Davidson County, Tennessee. The said Mary Ruth Schmittou having died January 10, 2021, leaving Thomas R. Schmittou as surviving tenant by the entirety.

This Instrument executed on behalf of Thomas E. Schmittou, a/k/a Thomas Edward Schmittou ("Principal") by Michael R. Schmittou pursuant to the Power of Attorney of record in Instrument Number 20210111-0004586, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **305 Seneca Drive, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 21st day of January, 2021.

GRANTOR:

Thomas E. Schmittou by MRS, his Attorney in Fact

Thomas E. Schmittou by Michael R. Schmittou, his Attorney-In-Fact

STATE OF GEORGIA
COUNTY OF Carroll

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael R. Schmittou the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Thomas E. Schmittou a/k/a Thomas Edward Schmittou ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 21st day of January, 2021.

Carol R. Wilde
Notary Public
My Commission expires: 5-17-2024

CAROL RENEE WILDE
Notary Public - State of Georgia
Douglas County
My Commission Expires May 17, 2024

EXHIBIT "A"
TO Warranty Deed

STATE OF GEORGIA
COUNTY OF Carroll

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 21st day of January, 2021.

Carol R. Wilde
Notary Public
My Commission Expires: 5-17-2024

CAROL RENEE WILDE
Notary Public - State of Georgia
Douglas County
My Commission Expires May 17, 2024