Karen Johnson Davidson County
Batch# 564571 DEEDWARR
01/29/2021 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20210129-0013589

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $440,000.00

Affiant

Subscribed and sworn to before me, this the 28th day of January, 2021.

Notary Public

My Commission Expires: 3/23/2021
(AFFIX SEAL)

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE AND ESCROW, LLC
451 N. Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Music City Financial, LLC	NEW OWNER	132-15-0-042.00
7703 Lamar Blvd, Ste 205		
Austin, TX 78752		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Stephen A Schuller and wife, Pamela M Schuller

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

Music City Financial, LLC

HEREINAFTER CALLED THE GRANTEE, ITS 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 Lot No. 92 on the plan of **Section III – Revised, Southmeade**, as of record in Book 2900, Page 124, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

There is included in the above description but EXPRESSLY EXCLUDED is that portion of land conveyed to the State of Tennessee, by deed of record in Book 10421, Page 225, and more particularly described as follows:

BEGINNING at a point on the west existing controlled access right of way line of Interstate Route 65, said point being on the common property line between Joseph E. Harris, et ux. and the grantors herein and located 150.48 feet left of Interstate Route 65 survey centerline station 199+45.17; thence with said common property line North 57 degrees 28 minutes 39 seconds West a distance of 53 feet, more or less, to a point located 199 feet, more or less, left of survey centerline station 199+67, more or less, said point being on the west proposed controlled access right of way line; thence with said proposed controlled access right of way line Northeasterly a distance of 233 feet, more or less, to a point located 163.49 feet left of survey centerline station 201+98.52, said point being on the common property line between James D. Frost, et ux. and the grantors herein; thence with said common property line North 85 degrees 05 minutes 09 seconds East a distance of 13 feet, more or less, to a point located 150.33 feet left of survey centerline station 202+01.57, said point being on the west existing controlled access right of way line of Interstate Route 65; thence with said existing controlled access right of way line Southwesterly a distance of 256.40 feet to the POINT OF BEGINNING and containing 0.186 acre, more or less.

BEING the same property conveyed to Stephen A. Schuller and wife, Pamela M. Schuller by Warranty Deed from Regina K. Jones, a widow and single person, *dated 5/28/1981 and recorded 9/18/1989* in Book 7940, Page 547, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 4424 Prescott Road, Nashville, TN 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, its heirs and assigns, forever; and Grantors do covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, its 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 28th day of January, 2021.

Stephen A. Schuller

Stephen A Schuller

Pamela M. Schuller

Pamela M Schuller

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen A Schuller and Pamela M Schuller with whom I am personally acquainted with (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 at Murfreesboro, Tennessee, this 28th of January, 2021.

Notary Public

My Commission Expires: 3/23/2021

(SEAL)



True Copy Certification

I, Melody R. Wilson, 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 Rutherford

Personally appeared before me, Nick Peters a notary public for this county and state, Melody R. Wilson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-21-2024
Notary' Seal (if on paper)

NICK PETERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY