This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 568761 DEEDWARR
02/04/2021 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $592.00
20210204-0016544

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 160,000.00

Affiant Signature

Subscribed and sworn to before me on this the 29 day of January, 2021.

Notary Public
My Commission expires:

CORTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

NAME AND ADDRESS OF PROPERTY OWNER:
Michelle Schneider
6035 Broadway Apt 2B BRONX NY 10471

SEND TAX BILLS TO:
6035 Broadway Apt 2B BRONX NY 10471

MAP AND PARCEL NUMBER: Tax ID: 07309027000

WARRANTY DEED

21NT00048

Effective the 29 day of January, 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Sailors Haven Properties, LLC

Hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto

Michelle Schneider, a single woman

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 21 on the Plan of Cooper Lane Estates, of record in Book 5200, Page 567, and now shown as Lot 21B on the Zone Lot Division of Lots 8, 12, 17, 19, 20 & 21, Cooper Lane Estates of record in Plat Book 6900, Page 210, 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 Sailors Haven Properties, LLC, by Quitclaim Deed from Preston Hice, a married man and Herschel Fisher, a married man, as joint tenants, dated 01/20/2020 and recorded 12/21/2020 as Instrument No. 20201221-0150966, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 2340 Cooper Ter., Nashville, TN 37216

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 hand this the 29 day of January, 2021.

Sailors Haven Properties, LLC

Preston Hice

Preston Hice, President

State of Florida
County of Walton

by physical presence

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Preston Hice,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be **PRESIDENT** of **Sailors Haven Properties, LLC** and that they, as such PRESIDENT, executed the foregoing instrument for the purpose therein contained.

driver's license

Witness my hand and official seal at office, this the 29 day of January, 2021.

Rod Cameron

Notary Public Rod Cameron
My commission expires: 7/9/23

Notary Public State of Florida
Rod Cameron
My Commission GG 347914
Expires 07/09/2023

True Copy Certification

I, Lynn Vaught, 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, Jessica L. Tolley, a notary public for this county and state, Lynn Vaught 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: 11/20/2022

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY