Karen Johnson Davidson County
Batch# 576217 DEEDWARR
02/24/2021 08:43:10 AM 2 pgs
Fees: $13.00 Taxes: $7,955.00

20210224-0022648

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of February, 2021

Notary Public

MY COMMISSION EXPIRES: 4/13/24

(AFFIX SEAL)

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Schreiber and Nikola Schreiber	New Owner	117040039.00
(NAME)	(NAME)	
2512 Belmont Boulevard		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

JASON SCOTT REISER AND JENI MELINDA REISER, HUSBAND AND WIFE,

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

JASON SCHREIBER AND NIKOLA SCHREIBER, HUSBAND AND WIFE,

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:

Tract 1: Land in Davidson County, Tennessee, being Part of Lot No. 112 on the Plan of Belmont Land Co's Plan of record in Plat Book 421, Page 34, in the Register's Office for Davidson County, Tennessee, described as follows: Beginning at a point in the east margin of Belmont Boulevard 150.0 feet north from the northeast corner of Sweet Brier (now known as Sweetbriar) Avenue and Belmond Boulevard; running thence in a northerly direction 8.0 feet to a point; thence in an easterly direction 183.0 feet to an alley; thence south with the westerly margin of said alley 8.0 feet to a point; thence westerly 183.0 feet to Belmont Boulevard and being the most southerly 8.0 feet of the property conveyed to W. G. Bogie by Deed for Wm. W. Scovel, of record in Book 597, page 331, in the Register's Office for Davidson County, Tennessee. Tract 2: Land in Davidson County, Tennessee, being the south 50.0 feet of Lot No. 112 (having previously been referred to incorrectly as Lot No. 122) on the Plan of Belmont Land Co's Plan of record in Plat Book 421, Page 34, in the Register's Office for Davidson County, Tennessee; said half of Lot No. 112 fronts 50.0 feet on the east side of Belmont Boulevard and extends back between parallel lines 183.0 feet to an alley.

Being the same property conveyed to Jason Scott Reiser and Jeni Melinda Reiser, husband and wife by Deed dated December 1, 2017 from David Wayne Adams, unmarried, recorded December 7, 2017, in Instrument Number 20171207-0125008, in the Official Records of Davidson County, Tennessee.

LT&E File #17610

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 2512 Belmont Boulevard, Nashville, TN 37212

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 my/our hand(s) this 19th day of February, 2021

Jason Scott Reiser

Jeni Melinda Reiser

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9 day of February, 2021, before me personally appeared Jason Scott Reiser and Jeni Melinda Reiser, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9 day of February, 2021.

Notary Signature
My commission expires: 11/14/21

TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

LT&E File #17610