PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 579157 DEEDWARR
02/26/2021 08:42:30 AM 4 pgs
Fees: $23.00 Taxes: $2,497.50
20210226-0024371

W & I Ref: (DM) Title No.: 61601

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ryan Joseph Schuster Alisa Kristen Schaefer 700 12th Ave. South #1009 Nashville, TN 37203	Citizens Bank, N.A. 6100 Tower Circle Suite 600*TNF100 Franklin, TN 37067

TAX MAP PARCEL NUMBERS: 093130D09500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$675,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William E. Staedeli and Jennifer A. Levine**, as joint tenants with rights of survivorship, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ryan Joseph Schuster and Alisa Kristen Schaefer,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. R1009, of Terrazzo, a Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Instrument No. 20081223-0122167, amended in Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, Instrument No. 20090325-0026808, Instrument No. 20090827-0080784, Instrument No. 20121017-0095418 and Instrument No. 20180627-0061944, Register's Office for said County, to which source reference is hereby made for a more complete description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to William E. Staldeli, an unmarried man and Jennifer A. Levine, an unmarried woman, as tenants in common with right of survivorship, by Warranty deed from David S. Bauer and Jill M. Bauer, as joint tenancy, dated October 27, 2015 and recorded on October 28, 2015 of record in Instrument No. 20151028-0109691, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan, with Owner's Certificate, of record shown as Exhibit "B" to the Master Deed in Instrument No. 20081223-0122167, amended in Instrument No. 20090213-001915, Instrument No. 20090316-0023301, Instrument No. 20090325-0026808, Instrument No. 20090827-0080784, Instrument No. 20121017-0095418 and Instrument No. 20180627-0061944, , said Register's Office, which Plan shows minimum building set back line and foot easement to which Plan reference is hereby made for a more complete description. Agreement for Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances of the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20060615-0071498, said Register's Office. Easement retained in Ordinance No. 72-317 and of record in Book 4643, page 448, said Register's Office. Stormwater Detention Agreement of record in Instrument No. 20060615-0071504, said Register's Office. Easement to Comcast of Nashville, I, LLC, of record in Instrument No. 20120521-0043895, said Register's Office. The provisions of the condominium Master Deed of record in Instrument No. 20081223-0122167, amended in Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, Instrument No. 20090325-0026808, Instrument No. 20090827-0080784, Instrument No. 20121017-0095418, and Instrument No. 20180627-0061944, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This instrument is executed on behalf of William E. Staedeli by Jennifer A. Levine pursuant to a Power of Attorney executed by him on the 26th day of January, 2021, of record in Instrument No. _202102260024370, 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, known as 700 12th Avenue South, # 1009, Nashville, TN 37203

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of February, 2021

William E. Staedeli by Jennifer A. Levine, Attorney-In-Fact — **Jennifer A. Levine**

State of Tennessee

County of Davidson

On this 18th day of February, 2021, before me the undersigned authority, personally appeared **Jennifer A. Levine**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

GREGORY POLZIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Jennifer A. Levine** 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 **William E. Staedeli**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 17th day of February 2021.

Notary

My Commission Expires: _____

GREGORY POLZIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $675,000.00.

Affiant

Sworn and subscribed before me this 19 day of February, 2021.

Notary

My Commission Expires: _____

PATRICIA S. HILL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 06, 2024

EXHIBIT "A"
To
Warranty Deed

FROM: William E. Staedeli and Jennifer A. Levine

TO: Alisa Schaefer and Ryan Schuster

State of Tennessee
County of Davidson

AFFIDAVIT

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 document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Jennifer A. Levine, Affiant

Sworn to and subscribed before me this 17th day of February, 2021.

Notary Public

My Commission Expires: _____

GREGORY POLZIN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-07-2024

Certificate of Authenticity

I, John Cobb Rochford, 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY