Karen Johnson Davidson County
Batch# 585153 DEEDWARR
03/05/2021 09:36:30 AM 3 pgs
Fees: $18.00 Taxes: $784.77
20210305-0028965

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210233091**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $212,100.00. Affiant Subscribed and sworn to before me, this 2nd day of March, 2021. Notary Public My Commission Expires: **03 08 2022**

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03/08/2022

WARRANTY DEED

Address New Owner: Julie P. Schmidt 403 Cleves Street Old Hickory TN 37138	Send Tax Bills To: ~~New Owner~~ CHC SUMMIT ZONING INC 2241 HARVARD ST, STE 200 SACRAMENTO, CA 95815	Tax Information: Tax Parcel ID No. 044 11 0 146.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kayley Elizabeth Hill and Matthew Hill, both unmarried** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Julie P. Schmidt, a single woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 7 on the Plan of the Village of Old Hickory, Section A, as of record in Book 1424, Page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Kayley Elizabeth Hill and Matthew Hill, wife and husband, by Warranty Deed from Robert V. Zachar, an unmarried man and Perry Sanborn, an unmarried woman, as joint tenants with rights of survivorship, of record in Instrument No. 20160204-0010835, in the Register's Office of Davidson County, Tennessee, dated January 29, 2016 and recorded on February 04, 2016.

Kayley Elizabeth Hill and Matthew Hill now unmarried, see Final Decree of Divorce, Docket No. 2020-DV-243.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Village of Old Hickory, Section A, as recorded in Plat Book 1424, Page(s) 68.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the boundary plat of Village of Old Hickory, as recorded in Plat Book 1424, Page(s) 69.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the boundary plat of Village of Old Hickory, as recorded in Plat Book 1835, Page(s) 87.

Easement for Right of Way, recorded in Book 626, Page 556.

Easement for Telephone Right of Way, recorded in Book 662, Page 743.

This is improved property located at 403 Cleves Street Old Hickory, TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 2nd day of March, 2021.

Kayley Elizabeth Hill

Matthew Hill

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kayley Elizabeth Hill and Matthew Hill, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of March, 2021.

SHERRA KINGREY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Notary Public

My Commission Expires: _____

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

