21-3562

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 591882 DEEDWARR
03/15/2021 09:56:03 AM 2 pgs
Fees: $13.00 Taxes: $1,988.75

20210315-0033809

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $537,500.00.

Madison Mazzanti
Affiant

Subscribed and sworn to before me this 5th day of February, 2021.

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
My Commission Expires: 10/30/24

2021-22

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jonathan P. Finnell and Erin M. Hatcher	~~New Owner~~	
1511 Douglas Avenue	Guaranteed Rate	072-14-0-240.00
Nashville, TN, 37206	3940 N. Ravenwood	
	Chicago, IL 60613	

WARRANTY DEED

For and in 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

Taylor Schomp, an unmarried woman,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Jonathan P. Finnell and Erin M. Hatcher, Trustees of Finnell Hatcher Trust, dated October 6, 2020,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 72 and the East 15' of Lot No. 73 on the Plan of Dr. E.T. Brown's Subdivision of Lots 21 - 26 Brownsville Addition, of record in Plat Book 332, Page 91, in the Register's Office for Davidson County, Tennessee.

Said lot and part of said lot adjoin and front together 65' on the north side of Douglas Avenue and run back between parallel lines 170' to an alley.

Being the same property conveyed to Taylor Schomp, an unmarried individual by Warranty deed from Adam S. Thede, unmarried and Laura J. Veltz, unmarried as joint tenants with right of survivorship of record in Instrument No. 20150309-0019923 Register's Office for Davidson County, Tennessee, dated March 03, 2015 and recorded on March 09, 2015.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1511 Douglas Avenue, Nashville, TN 37206.**

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 our hands this 3rd day of February, 2021.

Taylor Schomp

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 Taylor Schomp, with whom I am personally acquainted (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 Nashville, Tennessee, this 3rd day of February, 2021.

Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022

