WARRANTY DEED

Karen Johnson Davidson County
Batch# 592885 DEEDWARR
03/17/2021 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $3,774.00
20210317-0035027

File No. DH-21-17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,020,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of February, 2021

Notary Public

MY COMMISSION EXPIRES: 7/9/22

(AFFIX SEAL)

JILL L. SWICEGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard L. Schultz and Mary Ellen Traylor-Schulz	New Owner	
(NAME)	(NAME)	
710 First Street East		145-10-0-057.00-CO
(ADDRESS)	(ADDRESS)	
Polson, MT 59860		
(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, I/we, **Catherine Moore, Trustee of the 1312 Otter Creek Road Nominee Trust Agreement dated January 31, 2018**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard L. Schultz and Mary Ellen Traylor-Schulz, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property 1:
Land in the 7th, formerly 11th, Civil District of Davidson County, Tennessee described as follows to wit:

Beginning in the North margin of Otter Creek Road at a point 1530 feet, more or less, Westerly from the center of the Granny White Pike; thence with said margin of Otter Creek Road, North 85 degrees 15 minutes West 125 feet to an iron pin in the margin of said road which is the Southeast corner of a 1.12 acre tract conveyed to Clarence Carroll Cothran by deed of record in Book 7412, Page 949, Register's Office for said County; thence with Cothran's East line 624.85 feet to an iron pin in the Northwest corner of said tract being a point in the South line of the land of Zelenik, as of record in Book 4313, Page 793, Register's Office for said County, thence along Zelenik's South line, South 56 degrees 24 minutes 41 seconds East 125 feet to an iron pin in the Northeast corner of said tract; thence South 12 degrees 10 minutes 15 seconds West 627.5 feet to an iron pin, in the Northerly margin of Otter Creek Road, being the point of beginning, according to a survey by John Kohl & Company, P.C., dated June 13, 1989.

Being the same property conveyed to Sara Ramsey and Matthew Ramsay, wife and husband by Warranty Deed from Nathan Kloock and Adrienne Kloock, husband and wife of record in Instrument No. 20160401-0031055 Register's Office for Davidson County, Tennessee, dated March 29, 2016 and recorded on April 01, 2016.

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 1091269

Being the same property conveyed to Catherine Moore, Trustee, her successors and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party by Quitclaim Deed from Matthew Ramsey and Sara Ramsey of record in Instrument No. 20180227-0018439 Register's Office for Davidson County, Tennessee, dated January 31, 2018 and recorded on February 27, 2018, as corrected by Scrivener's Affidavit recorded on April 09, 2018, in Instrument No. 20180409-0033438, Register's Office for Davidson County, Tennessee.

This is property more commonly known as 1312 Otter Creek Road, Nashville, TN 37215.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 2nd day of February, 2021.

Trustee

Catherine Moore, Trustee of the 1312
Otter Creek Road Nominee Trust
Agreement dated January 31, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of February, 2021, before me personally appeared Catherine Moore, Trustee of Catherine Moore, Trustee of the 1312 Otter Creek Road Nominee Trust Agreement dated January 31, 2018, 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 2nd day of February, 2021.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

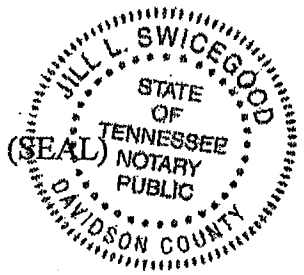
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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