Karen Johnson Davidson County
Batch# 616276 DEEDWARR
04/16/2021 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $2,460.50
20210416-0051000

Prepared By:
First National Title & Escrow, LLC
1300 Division Road, Suite 306
West Warwick, RI 02893

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $665,000.00

Affiant

NORMAN KANTROWITZ
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-23-2024

Subscribed and sworn to before me on this 9
Day of April, **2021**

Notary Public
My commission expires: 4.23.2024

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Kirby William Ammons and Meredith Antonette Monsour	**Same as new owner**	**083 13 0 427.00**
1602 Fatherland Street		
Nashville, TN 37206		

WARRANTY DEED

For and in consideration of the sum of $665,000.00, cash in hand paid by the hereinafter names Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, John Benjamin Schrader and Kristina Montanaro Schrader, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kirby William Ammons and Meredith Anonette Monsour, as Tenants by the Entirety, hereinafter call the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 74 and the Easterly 10 feet 4 inches of Lot No. 73 on the Map of Lindsley's Subdivision of the Chadwell Tract, as of record in Plan Book 2, Page 24, of the Chancery Court at Nashville. Said lot and part of lot adjoin and front together 60 feet 4 inches on the South side of Fatherland Street and run back between lines 153.2 feet more or less on the West line of Lot No. 74 and 153 feet 10 inches more or less on the West line of part of Lot No. 73 to an alley in the rear and measures 60 feet 4 inches thereon.

Being the same property conveyed to John Benjamin Schrader and Kristina Montanaro Schrader, by Warranty Deed from Christine A. Mathieson, of record as Instrument #20151208-0123309, in the Register's Office of Davidson County, Tennessee, dated December 3, 2015 and recorded on December 8, 2015.

This property is improved property known as **1602 Fatherland Street, Nashville TN 37206**

Parcel No: 083 13 0 427.00

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against 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 ~~hand~~ and seal this 9 day of April 2021.

John Benjamin Schrader

Kristina Montanaro Schrader

STATE OF Tennessee
COUNTY OF Davidson

On this 9 day of April, 2021, before me, the undersigned, notary public, personally appeared John Benjamin Schrader/ Kristina Montanaro Schrader who proved to me through satisfactory evidence of identification which were driv. lic. to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

NORMAN KANTROWITZ STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-23-2024

Notary Public For Tennessee
My Commission Expires: 4-23-2024

True Copy Certification

I, Nichole Miller, 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.

Nichole Miller
Signature

State of FL

County of BREVARD

Personally appeared before me, Matthew Eubanks a notary public for this county andstate, Nichole Miller who acknowledges that this certification ofan electronic document is true and correct and whose signature I have witnessed.

Matthew Eubanks
Notary's Signature

My Commission Expires: 02/03/2025
Notary' Seal (ifnon paper)

MATTHEW EUBANKS
Notary Public - State of Florida
Commission # HH 089089
My Comm. Expires Feb 3, 2025
Bonded through National Notary Assn.