WARRANTY DEED

Karen Johnson Davidson County
Batch# 622881 DEEDWARR
04/27/2021 09:54:02 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20210427-0055740

W-SB-BMR-21-557

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
SS & LR Group, LLC	**New Owner**	
(NAME)	(NAME)	**090-12-0-288.00**
4 Bridgleway Trail		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICHARD P. SCHELL AND WIFE, SARA L. SCHELL**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SS & LR GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 24 on the Plan of Final Layout of Crolywood Subdivision, Section II of record in Plat Book 1130, Page 100, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Richard P. Schell and wife, Sara L. Schell by Special Warranty deed from ABN AMRO Mortgage Group, Inc of record in Instrument No. 20060403-0037049 Register's Office for Davidson County, Tennessee, dated March 14, 2006 and recorded on April 03, 2006. (Value of consideration shown in aforementioned deed $74,000.00.) Being also known as 557 Croley Dr Nashville, Tennessee 37209.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- All matters shown on the Plan of record in Plat Book 1130, Page 100, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1358, Page 141, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 3530, Page 352, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **557 Croley Dr, Nashville, Tennessee 37209**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 21st DAY OF APRIL, 2021.

Richard P. Schell

Sara L. Schell by Richard P. Schell Attorney in Fact

Sara L. Schell by Richard P. Schell
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD P. SCHELL, the within named bargainor, 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, this the 21st of April, 2021.

Notary Public
My Commission Expires:
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD P. SCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SARA L. SCHELL, and who acknowledged he/she/they executed the same as the free act and deed of the said SARA L. SCHELL.

Witness my hand and official seal, this the 21st of April, 2021.

Notary Public
My Commission Expires:
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212