THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210534976

Karen Johnson Davidson County
Batch# 647214 DEEDWARR
06/01/2021 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,680.17
20210601-0073287

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Sumner)

The actual consideration or value, whichever is greater, for this transfer is: $454,100.00.

Affiant

Subscribed and sworn to before me, this ~~26th~~ 28th day of May, 2021.

Notary Public
My Commission Expires: 03/01/2025

JENNIFER RUSSELL NOTARY PUBLIC STATE OF TENNESSEE MINER COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Carl Schulz and Mariana Rodriguez 2403 Cloverdale Road Nashville TN 37214	New Owner	Tax Parcel ID No. 095 11 0 037.00

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, **Soaring Enterprises Inc., a Tennessee corporation** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carl Schulz and Mariana Rodriguez, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 505 on the Plan of Merry Oaks, Section III of record in Book 2330, Page 47, Register's Office for said County.

Said Lot No. 505 fronts 192 feet on the Southerly side of Cloverdale Road and runs back 367.8 feet on the Easterly line and 348 feet on the Westerly line which is a broken line to a dead line, on which it measures 148.3 feet.

Being the same property conveyed to Soaring Enterprises, Inc., A Tennessee Corporation, by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, of record in Instrument No. 20201016-0120764, in the Register's Office of Davidson County, Tennessee, dated October 13, 2020 and recorded on October 16, 2020.

Being the same property conveyed to Music City Holdings, LLC, by Warranty Deed from The Twin Team, LLC, of record in Instrument No. 20201014-0119305, in the Register's Office of Davidson County, Tennessee, dated October 13, 2020 and recorded on October 14, 2020.

Being the same property conveyed to The Twin Team, LLC, by Warranty Deed from Blaine Murphy and Dottie Lucille Murphy, of record in Instrument No. 20200928-0110882, in the Register's Office of Davidson County, Tennessee, dated September 25, 2020 and recorded on September 28, 2020.

Being the same property conveyed to Blaine Murphy and wife, Dottie Lucille Murphy, as joint tenants by the entirety with right of survivorship, by Quitclaim Deed from Blaine Murphy, of record in Instrument No. 20100604-0043500, in the Register's Office of Davidson County, Tennessee, dated June 4, 2010 and recorded on June 4, 2010. Also, see Affidavit of Heirship recorded on March 12, 2009 in Instrument No. 20090312-0022541.

Being the same property conveyed to Ellis M. Murphy and wife, Colleen M. Murphy, by Warranty Deed from Ernest Niederhauser and wife, Adelaide F. Niederhauser, of record in Book 2956, Page 72, in the Register's Office of Davidson County, Tennessee, dated August 19, 1959 and recorded on August 19, 1959. Ellis M. Murphy predeceased Colleen M. Murphy, having died on May 13, 2001. Colleen M. Murphy and Colleen Virginia Murphy is one and the same person. Colleen Virginia Murphy died intestate on April 16, 2008, a resident of Williamson County, Tennessee. On February 13, 2009 Blaine Murphy was appointed Administrator of the Estate of Colleen Virginia Murphy, and Letters of Administration were issued to him by the Chancery Court for Williamson County in case # P09-5207. Further, the Chancery Court made a written finding of fact and entered an order that Blaine Murphy was the only next of kin/heir at law of

Colleen Virginia Murphy, and a certified copy of said Court order is recorded as Instrument No. 20090312-0022542, in the Register's Office for Davidson County, Tennessee.

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.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Merry Oaks, Section III, as recorded in Plat Book 2330, Page(s) 47.
Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1763, Page 139.

This is improved property located at 2403 Cloverdale Road Nashville TN 37214

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 26th day of May, 2021.

Soaring Enterprises Inc

By: Colby Rasmus, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Colby Rasmus with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President of Soaring Enterprises Inc, the within named bargainor, and that he/she executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his/her above-stated capacity.

Witness my hand, at office, this 26th day of May, 2021.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Russell
Notary's Signature

My Commission Expires: 03/01/2025

Notary's Seal (if on paper)

