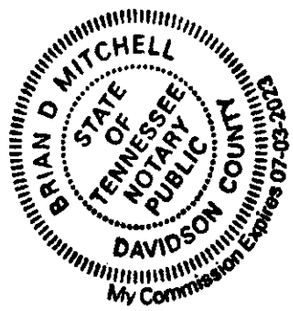
WARRANTY DEED



State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd., Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kevin T. Schroeder Tiffany Cho	new owner	091 09 2B 002.00
(NAME)	(NAME)	
91 Warfield Drive		
(ADDRESS)	(ADDRESS)	
Moraga, CA 94556		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 648997 **DEEDWARR**
06/03/2021 11:18:21 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20210603-0074533

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Tammy R. Crafton, an unmarried woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kevin T. Schroeder and Tiffany Cho as co-Trustees of the SCHROEDER/CHO TRUST, U/A dated March 20, 2015,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain Unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 566 Stevenson Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 566 Stevenson Townhomes, a Horizontal Property Regime, of record as Instrument No. 20170127-0008968, in the Register's Office for Davidson County, Tennessee, with said Unit being depicted on Exhibit "C" to said Declaration, together with a percentage interest in the Common Elements as set forth in said Declaration.

BEING the same property conveyed to Tammy R. Crafton, an unmarried woman, by Warranty Deed from Randall C. Morgan and Christy B. Morgan, husband and wife, dated November 29, 2017 and recorded December 7, 2017 as Instrument No.20171207-0125047, Register's Office for Davidson County, Tennessee.

Subject to Taxes for 2021 and subsequent years, a lien not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, by laws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 568 Stevenson St., Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 28th day of May, 2021.

Tammy R. Crafton

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tammy R. Crafton, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence,, and who acknowledged tha: she executed the within instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of May, 2021.

Notary Public
My Commission Expires: 6/19/2023

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-19-2023

File No.: 20212531

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # DM-SB-TAC-21-568