WARRANTY DEED

Karen Johnson Davidson County
Batch# 653360 DEEDWARR
06/10/2021 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,254.30
20210610-0077973

File No. AT-21-604

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,~~000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of June, 2021

Notary Public

MY COMMISSION EXPIRES: 2-5-2025
(AFFIX SEAL)

KARA J. KRANTZ STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM 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
Joseph Schuler	Joseph Schuler	
(NAME) 1902 Hailey Avenue and 1904 Hailey Avenue	(NAME) 1008B Villa Place	081-01-0-029.00, 081-01-0-028.00
(ADDRESS) Nashville, TN 37218	(ADDRESS) Nashville, TN 37212	
(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, **Charlotte Frierson, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph Schuler**, 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:

TWO TRACTS of land located in the 2nd Councilmanic District of Nashville, Davidson County, Tennessee, on the Southeasterly margin of Hailey Avenue, 600 feet North of Doak Avenue.

Tract 1: Being the Northerly 15 feet of Lot 22, all of Lots 23 through 25 and the Southerly 20 feet of Lot 26, Block A on the Revised Plan of Hailey's Subdivision of part of Block 5 in G. T. Sheegog Subdivision at Bordeaux according to an unrecorded survey dated May 13, 1941, by Blanchard and Parrish, Engineers, said part of Lot 22, all of Lots 23 through 25 and part of Lot 26 having been part of Lots 56 and 57 on the map of Hailey's Subdivision of part of Block 5 in G. T. Sheegog Subdivision at Bordeaux (Book 547, Page 155, Register's Office of Davidson County, Tennessee) recorded November 16, 1927.

Tract 2: Being part of Lot 37 on the map of Hailey's Subdivision of part of Block 5 in G. T. Sheegog Subdivision at Bordeaux (Book 547, Page 155, Register's Office of Davidson County, Tennessee) recorded November 16, 1927, said Tract 1 and 2 described together according to a boundary survey dated May 17, 2005, by Campbell McRae and Associates Surveying, Inc. (John Hood TN RLS No. 1833) as follows: Beginning at a nail (old) in the Southeasterly margin of Hailey Avenue (40 foot wide right of way); said nail being located North 31 degrees 59 minutes 58 seconds East 600 feet from the Northerly right of way of Doak Avenue and being 10 feet North of the original Northeast corner of Lot 21 on the Revised Plan of Hailey's Subdivision of part of Block 5 in G. T. Sheegog Subdivision at Bordeaux (not of record) dated May 13, 1941, by Blanchard and Parrish Engineers, and further described as the Northeast corner of the Derrick Leonard and Christy Leonard land (Instrument No. 20040303-0023911, Register's Office of Davidson County, Tennessee); thence with the Southeasterly margin of said Hailey Avenue North 31 degrees 59 minutes 58 seconds East 110.00 feet to an iron rod (new) at the Northwest corner of the E. J. Putnam land (Book 2100, Page 87, Register's Office of Davidson County, Tennessee), said corner being 5 feet South of the original Northeast corner of Lot 26 of said unrecorded plan; thence leaving said Hailey Avenue with said Putnam South 57 degrees 00 minutes 13 seconds East 153.09 feet to an iron rod (new); thence North 29 degrees 48 minutes 13 seconds East 5.00 feet to an iron rod (new) at the original Northeast corner of Lot 37 on the map of Hailey's Subdivision of part of Block 5 in G. T. Sheegog Subdivision at Bordeaux (Book 547, Page 155, Register's Office of Davidson County, Tennessee) and being the Northwest corner of Lot 38 (Book 547, Page 155, Register's Office of Davidson County, Tennessee) owned by Robert H. Herman (Book 10781, Page 915, Register's Office of Davidson County, Tennessee); thence with said Herman South 56 degrees 59 minutes 24 seconds East 15.31 feet to an iron rod (new) at the Northeast corner of the Rawleigh Sanders land (Book 4778, Page 971, Register's Office of Davidson County, Tennessee); thence with said Sanders and severing said Lot 37, South 27 degrees 25 minutes 39 seconds West 100.00 feet to an iron rod (new), said rod being located North 56 degrees 59 minutes 24 seconds West 138 feet from an iron pipe (old) on the Northerly margin of River Drive (40 foot wide right of way) located at the Southwest corner of said Lot 37 and being in the Northerly line of the David Lovell land (Instrument No. 20041012-0123074, Register's Office of Davidson County, Tennessee); thence with said Lovell, North 56 degrees 59 minutes 24 seconds West 19.46 feet to an iron rod (new) at the original Northwest corner of said Lot 37; thence South 29 degrees 48 minutes 13 seconds West 15.48 feet to an iron rod (old) at said Leonard's Southeast corner; thence with said Leonard North 57 degrees 00 minutes 13 seconds West

157.31 feet to the point of Beginning, containing 0.43 acres, more or less.

Being the same property conveyed to Katrina Frierson by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association, of record in Instrument No. 20140415-0031389, Register's Office for Davidson County, Tennessee, dated April 2, 2014, and recorded on April 15, 2014.

Being the same property conveyed to Charlotte Frierson, a single woman, by Quitclaim Deed from Katrina Frierson, a single woman, of record in Instrument No. 20200813-0090683 Register's Office for Davidson County, Tennessee, dated August 13, 2020 and recorded on August 13, 2020.

This is property more commonly known as 1902 Hailey Avenue and 1904 Hailey Avenue, Nashville, TN 37218.

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 7th day of June, 2021.

Charlotte Frierson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of June, 2021, before me personally appeared Charlotte Frierson, 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 7th day of June, 2021.

Notary Signature
My commission expires: 1/22/24

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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 Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 7th day of June, 2021.

Notary's Signature

My Commission Expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY