Karen Johnson Davidson County
Batch# 663738 DEEDWARR
06/24/2021 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,306.10
20210624-0085606




(Notary Stamp)

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

The actual consideration or value, whichever is greater, for this transfer is $353,000.00

Marianne Coleman
Affiant

Subscribed and sworn to before me, this 17 day of June, 2021.

Notary Public

My commission expires: 10/12/24

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| **Matthew Schneider** | New Owner | **141-03-0C-037.00-CO** |
| **2512 Newsome Mill Lane** | | |
| **Nashville, TN 37221** | | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

**Ashley Crane, an unmarried woman**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**Matthew Paul Schneider, an unmarried man**

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being Unit No. 37 of Harpeth Springs, a Horizontal Property Regime With Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Harpeth Springs, a Horizontal Property Regime With Private Elements of record in Instrument Number 20180326-0028123, as amended in 20180417-0036143, and amended in Instrument No. 20190130-0009015 and Scrivener' s Affidavit recorded in Instrument No. 20190325-0026836 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "A-1" to said

Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Ashley Crane, An Unmarried Woman by Warranty deed from Beazer Homes, LLC of record in Instrument No. 20190528-0049974 Register's Office for Davidson County, Tennessee.

This is improved property known as **2512 Newsome Mill Lane, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 17 day of June, 2021.

Ashley Crane

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Ashley Crane, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 17 day of June, 2021.

Notary Public
My Commission Expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Lenders Title Company File No. 21-000231-528

SP 11/2015

## CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/17/2021.

Kimberly D Hicks
Affiant
Date: 6/23/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 23 day of June, 2021

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON