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

CRT File No. 210635435

Karen Johnson Davidson County
Batch# 663778 **DEEDWARR**
06/24/2021 10:50:45 AM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20210624-0085666

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $415,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of June, 2021.

Notary Public
My Commission Expires:

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 1, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kyle Welliver and Lynn Marie Schroeck 533 Adamwood Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 147 10 0 190.00

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, **Kevin Michael Twist and Christina Twist, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kyle Welliver and Lynn Marie Schroeck, 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. 23 on the Plan of Section Two, Parkview Estates, of record in Book 3700, page 87, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kevin Michael Twist, by Warranty Deed from Rebecca C. Chester, Married, of record in Instrument No. 20090616-0055674, in the Register's Office of Davidson County, Tennessee, dated June 11, 2009 and recorded on June 16, 2009.

The execution of this instrument is affected by the signature of Kate Rosenthal as Attorney-in-Fact for Kevin Michael Twist and Christina Twist, which Power of Attorney is recorded in Instrument No. 20210624-0085665 and in Instrument No. 20210624-0085665, 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 Section Two Parkview Estates, as recorded in Plat Book 3700, Page(s) 87, as amended in Book 9871, Page 520.

Covenants, Conditions and Restrictions as set forth in Protective Covenants and Restrictins recorded in Book 4094, Page 686.

This is improved property located at 533 Adamwood Drive Nashville TN 37211

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 23rd day of June, 2021.

Kevin Michael Twist
by Kate Rosenthal, Attorney-In-Fact

Christina Twist
by Kate Rosenthal, 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, Kate Rosenthal, 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 further acknowledged that she is the Attorney-in-Fact for Kevin Michael Twist and Christina Twist and she is authorized by Kevin Michael Twist and Christina Twist to execute this instrument on their behalf.

Witness my hand, at office, this 23rd day of June, 2021.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024