Karen Johnson Davidson County
Batch# 669892 DEEDWARR
07/01/2021 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20210701-0089634

WARRANTY DEED

MEGAN DUPRIEST NOTARY PUBLIC TENNESSEE My Comm Exp. 5/24/2025 COUNTY OF WILLIAMSON

File No. AT-21-859

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Emily Keeter	New owner	
(NAME)	(NAME)	072-06-3E-001.00-CO
1066 Zophi Street, B		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **Jeremy Schaffer,*** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emily Keeter,**** 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:

*married **a single woman,

Land in Davidson County, Tennessee, being Unit No. B, on the Plan of 1066 Zophi Street Townhomes, a Horizontal Property Regime with Private Elements, of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions of Record in Instrument No. 20161109-0118858, and as amended in Instrument No. 20170313-0024366 and Instrument No. 20171018-0106762, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Alan Schaffer, a married man by Warranty deed from Weekley Homes, LLC, a Delaware Limited Liability Company of record in Instrument No. 20180102-0000597 Register's Office for Davidson County, Tennessee, dated December 28, 2017 and recorded on January 02, 2018.

Being the same property conveyed to Silver Birch III, LLC by QuitClaim deed from Alan Schaffer by Jeremy Dominic Schaffer, his attorney in fact of record in Instrument No. 20180109-0003004 Register's Office for Davidson County, Tennessee, dated December 29, 2017 and recorded on January 09, 2018.

Being the same property conveyed to Jeremy Schaffer by QuitClaim deed from Silver Birch III, LLC of record in Instrument No. 20180320-0026073 Register's Office for Davidson County, Tennessee, dated March 16, 2018 and recorded on March 20, 2018.

Being also known as 1066 Zophi Street, B B Nashville, Tennessee 37216.

Property not used as a primary residence

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 29th day of June, 2021.

Jeremy Schaffer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of June, 2021, before me personally appeared Jeremy Schaffer, 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 29th day of June, 2021.

Notary Signature
My commission expires:



Certificate of Authenticity

I, **Joshua A. Terry**, do hereby make oath that I am a licensed attorney and/or the 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 June 29, 2021.

Affiant Signature

06/30/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on June 30, 2021.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON