Karen Johnson Davidson County
Batch# 676209 **DEEDWARR**
07/14/2021 09:46:10 AM 2 pgs
Fees: $13.00 Taxes: $1,633.55

20210714-0094528

WARRANTY DEED

Notary G. Nichols State of Tennessee Notary Public Williamson County

DM-SB-VRES-21-506A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $441,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 6-24-2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Adgent and Caitlin Brandow	NEW OWNER	
(NAME)	(NAME)	
506 A Nichol Road		**091 10 0 443.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSEPH H. SCHULTE AND KATHRYN D. SCHULTE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN ADGENT AND CAITLIN BRANDOW, AS JOINT TENANTS WITH THE RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land located in Davidson County, Tennessee, being all of Lot 1 on the Plan of Finney Subdivision, of record in Plat Book 6200, Page 659, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joseph H. Schulte and Kathryn D. Schulte, husband and wife, by Warranty Deed from Thomas Bright, an unmarried man, Lisa Bright, an unmarried woman, of record in Instrument No. 20161006-0105657, in the Register's Office of Davidson County, Tennessee, dated September 30, 2016 and recorded on October 6, 2016.

This conveyance is subject to:

- 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 Finney Subdivision, as recorded in Plat Book 6200, Page(s) 659.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **506 A Nichol Road, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 6 DAY OF JULY, 2021.

Joseph H. Schulte by Adam H. Jefferson attorney in fact
Joseph H. Schulte by Adam Jefferson as Attorney-in-Fact

Kathryn D. Schulte by Adam H. Jefferson attorney in fact
Kathryn D. Schulte by Adam Jefferson as 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, ADAM JEFFERSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOSEPH H. SCHULTE AND KATHRYN D. SCHULTE, and who acknowledged he/she/they executed the same as the free act and deed of the said JOSEPH H. SCHULTE AND KATHRYN D. SCHULTE.

Witness my hand and official seal, this the 6th of July, 2021.

Notary Public
My Commission Expires:
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212