

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$376,000.00.**

Lakin Singleton
Affiant

Subscribed and sworn to before me, this the 21 day of June 2021.

Notary Public

My commission expires: 10-24-2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
PHILIP R. SCHMIDT AND LORI M. SCHMIDT	**NEW OWNERS**	**126-15-0A-254.00 CO**
905 Canyon Court		
Nashville, TN 37221		

Karen Johnson Davidson County
Batch# 676229 **DEEDWARR**
07/14/2021 10:00:49 AM 2 pgs
Fees: $13.00 Taxes: $1,391.20
20210714-0094551

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ADAM T. BERTRAM AND PATRICIA A. BERTRAM, HUSBAND AND WIFE**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PHILIP R. SCHMIDT AND LORI M. SCHMIDT, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Boone Trace at Biltmore, Section Six, of record in Instrument No. 20010607-0060003, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to ADAM T. BERTRAM AND PATRICIA A. BERTRAM, HUSBAND AND WIFE, by deed from NVR, INC., T/A RYAN HOMES, A VIRGINIA CORPORATION, of record in Instrument No. 2011102-0119835, dated October 24, 2001, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 905 Canyon Court, Nashville, TN 37221.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 21 day of JUNE, 2021

ADAM T. BERTRAM

PATRICIA A. BERTRAM

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **ADAM T. BERTRAM AND PATRICIA A. BERTRAM, HUSBAND AND WIFE,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21 day of JUNE, 2021.

NOTARY PUBLIC
My Commission Expires: 5-9-2023

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC