Karen Johnson Davidson County
Batch# 677562 DEEDWARR
07/15/2021 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20210715-0095255

Warranty Deed

EMILY MANNO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $500,000.00 Tiffany Rooker Affiant Subscribed and sworn to before me, this the 12th day of July, 2021. Emily Manno Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Fatima Regina Nogueira	Same as new owner	062-13-0-052.00
1835 Enclave Hollow Ln. West		
Germantown, TN 38139		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ERNEST J. SCHLEUSENER AND HEATHER SCHLEUSENER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FATIMA REGINA NOGUEIRA, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of lot No. 33 on the plan of Riverwood Subdivision, as of record in Book 547, Page 62, Register's Office for said county, also being Lot No. 3 on the un-recorded plan of the subdivision of a part of said Lot No. 33, described according to a survey made by Cantrell, Connell and Greek, engineers, March 20, 1950, as Follows:

Beginning at an iron pin on the northwesterly side of McGavock Pike, at the corner of Lots Nos. 1 and 3 as shown on said survey, said Corner Being North 18 Degrees 15 minutes East 119 Feet, North 22 Degrees 24 minutes East 100 Feet and North 31 Degrees 43 minutes East 76 Feet from the intersection of the westerly line of said McGavock Pike and the easterly line of Riverwood Drive; Thence with the line between. said Lots Nos. 1 and 3, northwesterly 89.5 Feet to an iron pin, the corner of Lots Nos. 1 and 3 on said survey; Thence with the line between said Lots Nos. 2 and 3, northerly 88 Feet to an iron pin in a branch or drain; thence with said drain North 56 Degrees 15 minutes East 136 Feet to an iron pin at the corner of Lots Nos. 3 and 4 southeasterly 153 Feet to an iron pin on the northeasterly side of said pike; thence with said pike, South 54 Degrees 01 minutes West 20 Feet, South 48 Degrees 24 minutes West 100 Feet and South 31 Degrees 43 minutes West 24 Feet to the beginning.

Being the same property conveyed to Ernest J. Schleusener and Heather Schleusener, husband and wife by Warranty deed from Gary Gossett of record in Instrument No. 20150518-0045275 Register's Office for Davidson County, Tennessee, dated April 21, 2015 and recorded on May 18, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2311 McGavock Pike, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of July, 2021.

Ernest J. Schleusener by Steven T. Morris, his Attorney-In-Fact

Heather Schleusener by Steven T. Morris, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Steven T. Morris, personally and as Attorney-In-Fact for Ernest J. Schleusener and Heather Schleusener, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of July, 2021.

Notary Public

My Commission Expires: 03/03/2025

JAMIE J OSBORN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2025

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Elizabeth Yerger, 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 **July 12, 2021**.

Date

Affiant Signature

July 12, 2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **12th** day of **July**, 20**21**.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON