Karen Johnson Davidson County
Batch# 696440 DEEDWARR
08/12/2021 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20210812-0109087

WARRANTY DEED

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

File No. BC-21-1003

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of August, 2021

Eliza Whitfield
Notary Public

MY COMMISSION EXPIRES: 05-05-25
(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
Jackson Ford Saunders	Bancorp South Mortgage	
(NAME) 1818 12th Avenue North	(NAME) 2778 West Jackson Street	081-07-0-359.00
(ADDRESS) Nashville, TN 37208	(ADDRESS) Building C-2nd Floor Tupelo, MS 38801	
(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, **Colin Eliot Schiller and Sherein Reddin,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jackson Ford Saunders, a single man,** 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:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of The plan of Cephas Woodard Subdivision of lots NO 5 and 6, Woodard property of record in Plat Book 161, Page 174, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 60 fronts 50 feet on the Easterly side of 12th Avenue North, formerly Epps Avenue, and runs back between parallel lines 115 feet to an alley.

Being the same property conveyed to Jeffry S. Miller and Julie E. Miller, husband and wife by Warranty deed from Music City Financial LLC, a Texas Limited liability company of record in Instrument No. 20201106-0130546 Register's Office for Davidson County, Tennessee, dated October 23, 2020 and recorded on November 16, 2020.

Being the same property conveyed to Colin Eliot Schiller and Sherein Reddin by Warranty deed from Jeffery S. Miller and Julie E. Miller, husband and wife of record in Instrument No. 20210105-0002028 Register's Office for Davidson County, Tennessee, dated January 04, 2021 and recorded on January 05, 2021.

This is property more commonly known as 1818 12th Avenue North, Nashville, TN 37208.

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 11th day of August, 2021.

Colin Eliot Schiller

Sherein Reddin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of August, 2021, before me personally appeared Colin Eliot Schiller and Sherein Reddin, 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 11th day of August, 2021.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Steven T. Mills, 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 08/12/2021 (date ~~of document~~).

Affiant Signature

08/12/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 12th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL