WARRANTY DEED

Karen Johnson Davidson County
Batch# 697425 DEEDWARR
08/13/2021 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $5,735.00
20210813-0109744

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 03/17/24
(AFFIX SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kurt Schneider and Patty H. Schneider	Quicken Loans, LLC	Parcel ID: 117 08 0 035.00
(NAME) 3020 Brightwood Ave	(NAME) 1050 Woodward Avenue	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Detroit, MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Province Builders, LLC and Christopher L. Cantrell**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kurt Schneider and Patty H. Schneider, 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, to-wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the changed Plan of the Subdivision of Lots Nos. 11, 12, 13, 14, and 15 in the Belmont Terrace Annex No. 1, as shown on the Plat of record in Plat Book 547, Page 99, in the Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to Province Builders, LLC and Christopher L. Cantrell, by Warranty Deed from Lisa White, of record in Instrument No. 20200504-0046162, in the Register's Office of Davidson County, Tennessee, dated April 29, 2020 and recorded on May 04, 2020.

Being the same property conveyed to Lisa White, unmarried by Warranty Deed from Bruce B. Magnuson and spouse, Kathleen B. Magnuson, of record in Instrument No. 20120712-0061101, in the Register's Office of Davidson County, Tennessee, dated July 09, 2012 and recorded on July 12, 2012.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3020 Brightwood Ave, Nashville, TN 37212

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 our hands this 12th day of August, 2021

Province Builders, LLC

BY: _____
John Swift

_____
Christopher L. Cantrell

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, John Swift for Province Builders, LLC, and Christopher L. Cantrell, 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 and official seal, this the 12th day of August, 2021.

_____
Notary Public

My Commission Expires: 03/17/24

(SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Jamika Jones, 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 8/12/2021.

Date

Jamika Jones
Affiant Signature

8/13/2021
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 13TH day of AUGUST, 20 21.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY