Karen Johnson Davidson County
Batch# 705460 DEEDWARR
08/26/2021 12:14:53 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20210826-0115432

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 120 Longwater Drive Suite 106 Norwell, MA 02061 847750 5985-000510 Sandra A. Ryan Prepared by: Record and Return To: Chapman and Rosenthal Title, Inc 10 Burton Hills Blvd., Suite 130 Nashville, TN 37215	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $ 600,000.00 Affiant Subscribed and sworn to before me, this the 27th day of July, 2021. Notary Public My commission expires: 01/03/2022 (Affix Seal)

JASZMINE YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: **Hannah M. Schneider**	NAME: **NEW OWNER**
STREET ADDRESS: **1813 Sherwood Lane**	STREET ADDRESS: ~~xxxxxxxxxxx~~ **Nashville, TN 37216**
MAP & PARCEL NO.: **72-12-0E-001.00-CO**	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Aadam Hussain and Katharina Hussain, husband and wife hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Hannah M. Schneider, a single woman,

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit A

This is improved property known as: 1813 Sherwood Lane, Nashville, TN 37216

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 27th day of July, 2021.

X _____
Aadam Hussain

X _____
Katharina Hussain

State of Tennessee } ss
County of Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Aadam Hussain, Married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 27th day of July, 2021.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

JASZMINE YOUNG STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Jazmine Young
Notary Public
My commission expires 01/03/2022

State of Tennessee } ss
County of Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Katharina Hussain, Married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 27th day of July, 2021.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

JASZMINE YOUNG STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Jazmine Young
Notary Public
My commission expires 01/03/2022

Exhibit A

A Tract or Parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Unit 1813 as described in Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for Homes at 1813 Sherwood Lane, a Horizontal Property Regime with Private Elements created under Title 66, Section 27-101, et Seq., as amended, Tennessee Code Annotated and as established by DCCR of record as Instrument No. 20151001-0100095 Register's Office for Davidson County, Tennessee, including without limitation the By-Laws contained as Exhibit B of said Declaration of Covenants, Conditions and Restrictions.

Being the same property conveyed to Aadam Hussain, a single person by Warranty deed from J. Cure Properties LLC of record in Instrument No. 20160519-0050092 Register's Office for Davidson County, Tennessee, dated May 17, 2016 and recorded on May 19, 2016. (Value of consideration shown in aforementioned deed $358,000.00.) Being also known as 1813 Sherwood Lane 1813 Nashville, Tennessee 37216.

The following is for informational purposes only:

Property Address: 1813 Sherwood Lane
Homes at 1813 Sherwood Lane, Unit 1813
Davidson County, TN

72-12-0E-001.00-CO