WARRANTY DEED

Karen Johnson Davidson County
Batch# 706477 DEEDWARR
08/30/2021 09:42:30 AM 3 pgs
Fees: $18.00 Taxes: $2,160.80
20210830-0116372

G-BHHS-21-5300

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $584,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Allison Asay and Cameron Asay	Same As New Owner	
(NAME)	(NAME)	
5300 Illinois Avenue	5300 Illinois Avenue	**091-11-0-412.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TAYLOR SCHOMP, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALLISON ASAY AND CAMERON ASAY, A MARRIED COUPLE, JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP ,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 1203 of Block No. 178, Plan No. 1, West Nashville as of record in Book 57, Pages 74 and 75 Register's Office for Davidson County, Tennessee. Said lot No. 1203 fronts 25 feet on the Northerly side of Illinois Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Taylor Schomp by Quitclaim deed from Local Hospitality, LLC of record in Instrument No. 20171106-0113852 Register's Office for Davidson County, Tennessee, dated October 31, 2017 and recorded on November 06, 2017. Being the same property conveyed to Local Hospitality, LLC by Quitclaim deed from Taylor Schomp of record in Instrument No. 20160824-0088348 Register's Office for Davidson County, Tennessee, dated August 23, 2016 and recorded on August 24, 2016. Being the same property conveyed to Taylor Schomp, unmarried by Warranty deed from Lois A. Bland of record in Instrument No. 20160711-0070425 Register's Office for Davidson County, Tennessee, dated July 06, 2016 and recorded on July 11, 2016.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page (s) 74 and 75, Register's Office for Davidson County, Tennessee.
- Metropolitan Ordinance No. 75-1262 of record in Book 4929, Page 917, Register' s Office for Davidson County, Tennessee, which closed, vacated and abandoned certain portions of 53rd Avenue North between Georgia Avenue and Tennessee Avenue.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5300 Illinois Avenue, Nashville, Tennessee 37209**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 24th DAY OF AUGUST, 2021.

Taylor Schomp by Kate Nyquist, Attorney In Fact

Taylor Schomp by Kate Nyquist,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Nyquist, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TAYLOR SCHOMP, and who acknowledged he/she/they executed the same as the free act and deed of the said TAYLOR SCHOMP.

Witness my hand and official seal, this the 24th of August, 2021.

Lauren Ewing

Notary Public
My Commission Expires:
(SEAL)

LAUREN ROSE EWING
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Emily Manno, 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 08/24/21.

Date

Affiant Signature

08/24/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24 day of August, 2021.

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